

January 6, 2021

Benjamin H. Gardner, RA
Dekker/Perich/Sabatini
7601 Jefferson NE, Suite 100
Albuquerque, NM 87109

Re: Project Name
4910 Union Way Dr. NE
30-Day Temporary Certificate of Occupancy
Transportation Development Final Inspection
Engineer's/Architect's Stamp dated 2-24-20 (F16D015A)
Certification dated 12-29-20

Dear Mr. Gardner,

Based upon the information provided in your submittal received 1-4-20, Transportation Development has no objection to a 30-day Temporary Certificate of Occupancy based. This letter serves as a "green tag" from Transportation Development for a 30-day Temporary Certificate of Occupancy to be issued by the Building and Safety Division.

Prior to the issuance of a permanent Certificate of Occupancy, the following items must be addressed:

- Please install drive thru ATM.
- Remove construction debris, equipment and trash container from site.

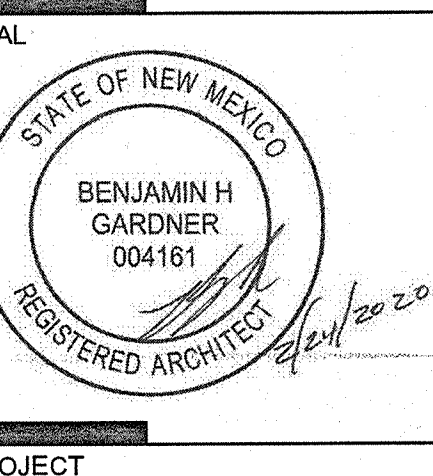
Once these corrections are complete, email pictures showing the changes to PLNDRS@cabq.gov, and epgomez@cabq.gov for release of Final CO.

If you have any questions, please contact me at (505) 924-3981.

Sincerely,

Ernie Gomez,
Plan Checker, Planning Dept.
Development Review Services

EG via: email
C: CO Clerk, File



GENERAL SHEET NOTES

- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- SITE PLAN SHALL COMPLY WITH LOCAL ACCESSIBILITY STANDARDS & GUIDELINES.
- CURBS AND ACCESSIBLE RAMP SHALL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO), SECTION 14-16-5-8 OUTDOOR LIGHTING.
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- FDC SHALL BE WITHIN 100 FEET OF A HYDRANT.
- SLOPES WILL NOT EXCEED 10% IN GRADE FOR ANY FIRE ACCESS ROADS.
- WATER IS DIVERTED AWAY FROM BUILDING WALLS AND FOUNDATIONS BY SLOPING THE EXTERIOR GRADE AWAY FROM THE BUILDING.
- BUILDING HAS HIGHLY VISIBLE SIGNAGE WITH CONTRASTING COLORS LIT FROM DUSK TILL DAWN AS WELL AS DAYLIGHT HOURS.
- SEE CIVIL FOR HORIZONTAL CONTROL PLAN.
- SEE CIVIL AND CIVIL/PS01 FOR CURB OPENING FOR WATER HARVESTING AREAS.
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) IS NOT ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE. SEE SHEET KEYNOTE 5.

SHEET KEYED NOTES

CODE	DESCRIPTION
1	EXISTING CURB TO REMAIN
2	EXISTING FIRE HYDRANT TO REMAIN
3	EXISTING ASPHALT PAVEMENT TO REMAIN
4	EXISTING LANDSCAPE TO REMAIN UNDISTURBED DURING CONSTRUCTION
5	CLEAR SIGHT TRIANGLE
6	BUILDING OVERHANG, SEE ARCHITECTURAL
7	AUTOMATED TELLER MACHINE, SEE ARCHITECTURAL
8	STRUCTURE, SEE ARCHITECTURAL
9	ROOF DRAIN, SEE ARCHITECTURAL AND PLUMBING
10	ASPHALT PAVEMENT, SEE CIVIL
11	CONCRETE BUILDING APRON, SEE A1/AS501
12	CONCRETE SIDEWALK, SEE A2/AS501
13	CONCRETE CURB AND GUTTER, SEE A4/AS501
14	CONCRETE VALLEY GUTTER, SEE CIVIL
15	CONCRETE RUNDOWN, SEE CIVIL
16	CONCRETE SIDEWALK WITH TURN DOWN EDGE, SEE A5/AS501
17	CONCRETE HEADER CURB, SEE B2/AS501
18	ACCESSIBLE RAMP A, SEE B3/AS501
19	ACCESSIBLE RAMP B, SEE B4/AS501
20	ACCESSIBLE RAMP C, SEE B5/AS501
21	CONCRETE SEATWALL, SEE A3/AS501
22	MONUMENT SIGN, DESIGNED BY CONTRACTOR
23	CENTURY LINK PEDESTAL, SEE ELECTRICAL
24	STOP LINE PAVEMENT STRIPING, SEE C3/AS501
25	SITE SIGNAGE: STOP SIGN, SEE D1/AS501
26	SITE SIGNAGE: DO NOT ENTER SIGN, SEE D1/AS501
27	SITE SIGNAGE: EMPLOYEE PARKING ONLY, SEE D1/AS501
28	SITE SIGNAGE: PEDESTRIAN CROSSING SIGN, SEE D1/AS501
29	SITE SIGNAGE: MOTORCYCLE PARKING ONLY, SEE D1/AS501
30	SITE SIGNAGE: VAN ACCESSIBLE PARKING, SEE D1/AS501
31	FLAGPOLE, SEE ELECTRICAL
32	TRASH ENCLOSURE, SEE A1/AS502
33	TRANSFORMER, SEE ELECTRICAL
34	FIRE SPRINKLER SYSTEM CLEANOUT, SEE PLUMBING
35	PIPE BOLLARD, SEE B1/AS502

SITE DATA

ZONING: MX-M MIXED-USE MODERATE DENSITY (AREA OF CHANGE PER IDO)
ZONE ATLAS PAGE REF: F-16-Z

LEGAL DESCRIPTION:
TR 1A-2-A-2 PART OF TRS 1A-2-A-1, 1A-2-A-2 & 1A-2-A-3 RENAISSANCE CENTER
SITE AREA: 4.95 ACRES (130,000 SQ FT)
SETBACKS: FRONT= 5' MIN, SIDE= 5' MIN, INTERIOR= 0', REAR= 15' MIN
SEE LP101+LP102 FOR REQUIRED LANDSCAPE BUFFERS
BUILDING HEIGHT: 41'-3"
HYDRANTS REQUIRED: 2
(1 EXISTING HYDRANT TO REMAIN WITHIN PUBLIC R.O.W., 1 NEW PROVIDED)
FIRE FLOW: 2000 GPM
BUILDING OCCUPANCY: BANK / OFFICE (OCCUPANCY TYPE B)
CONSTRUCTION TYPE: IIB, FULLY SPRINKLED
BUILDING SF:
FIRST LEVEL 20,116 GSF
SECOND LEVEL 20,249 GSF
TOTAL 40,365 GSF (2,918 SF BANK + 37,447 SF OFFICE)

PARKING CALCULATION:
REQUIRED: 3 SPACES / 1,000 SF GFA = 9 (BANK)
REQUIRED: 3.5 SPACES / 1,000 SF GFA = 131 (OFFICE)
TOTAL REQUIRED PARKING = 140
TOTAL PROVIDED PARKING = 176
ACCESSIBLE PARKING: 3 SPACES TOTAL (2 VAN ACCESSIBLE)
MOTORCYCLE PARKING REQUIRED AND PROVIDED = 4 (IDO TABLE 5-5-4)
BICYCLE PARKING REQUIRED = 13
3 SPACES OR 10% OF REQUIRED PARKING SPACES WHICHEVER IS GREATER (IDO TABLE 5-5-5)
BICYCLE PARKING PROVIDED = 14
USABLE OPEN SPACE: NOT REQUIRED (IDO TABLE 5-1-2)
LANDSCAPE REQUIREMENTS:
SEE LP101+LP102

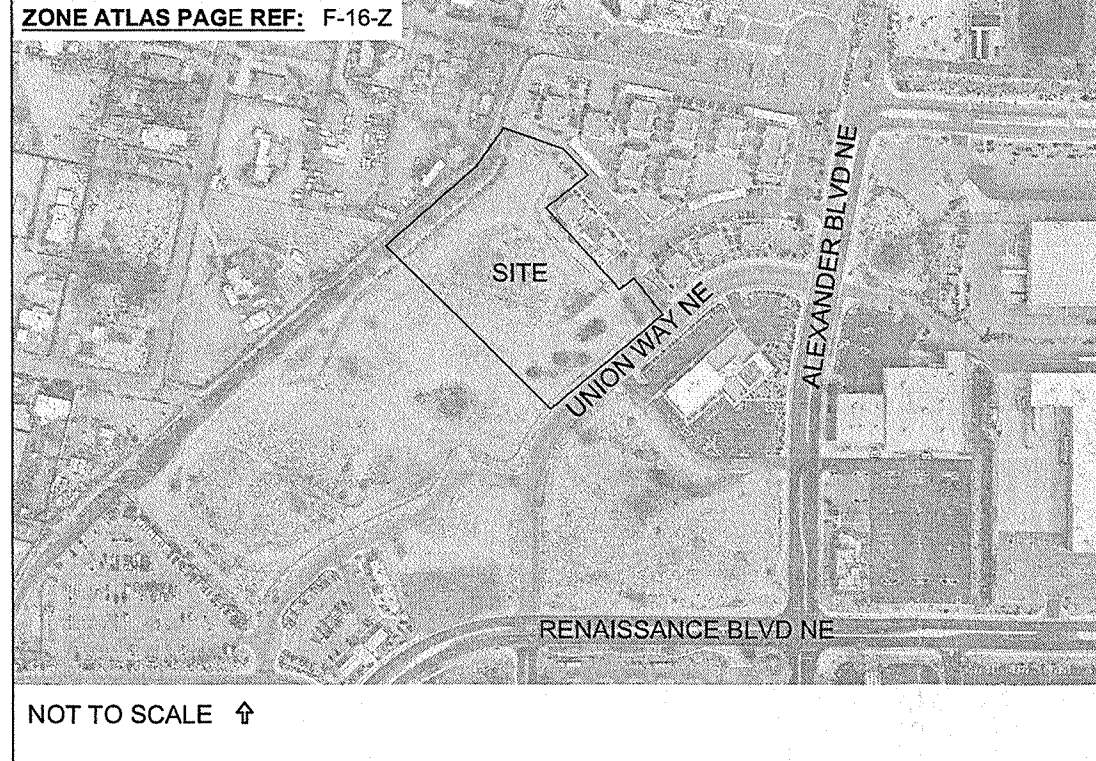
LEGEND

PROPERTY LINE	SITE FURNISHING
SETBACK LINE	MANUFACTURER: ANOVA, SURFACE MOUNT, POWDER COATED, INSTALLED PER MANUFACTURER, COLOR: SILVER
LIMIT OF WORK	BENCH "AIRI STIX" (6") (2) AS2850TX
FIRE LANE STRIPING, SEE C3/AS501	TRASH RECEPTACLE (2) "AIRI STIX" 45-GAL. AS2850TX
DIRECTIONAL ARROW, SEE C8/AS501	ACCESSIBLE PARKING, SEE C2/AS501
FIRE HYDRANT / PIV, SEE CIVIL	PARKING LOT LIGHT, SEE ELECTRICAL
EXISTING TREE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION, SEE A5/AD101	

HATCH LEGEND

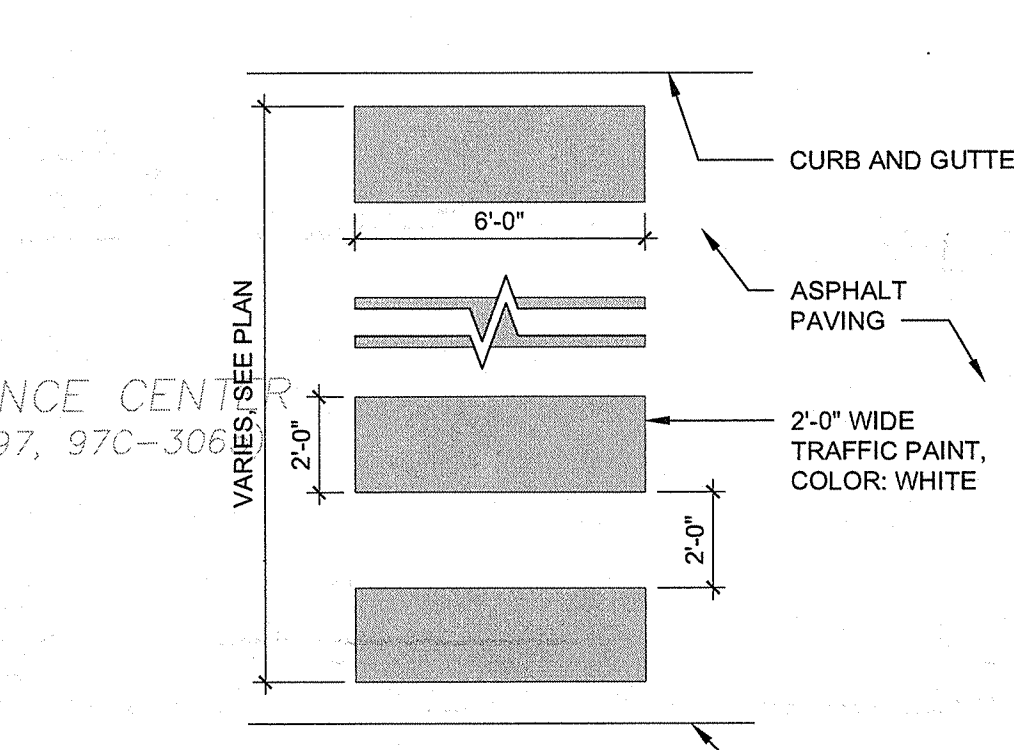
REINFORCED CONCRETE, SEE CIVIL
LANDSCAPE AREA, SEE LANDSCAPE SHEETS
HEAVY DUTY ASPHALT, SEE CIVIL
INTEGRAL COLORED CONCRETE, DAVIS COLORS: 8447 MESA BUFF
RIP RAP, SEE CIVIL
STAMPED TEXTURED ASPHALT, DECO COAT SYSTEMS
STABILIZED CRUSHER FINES DEFINED BY STEEL EDGE, COLOR: AMARETTO BROWN, SEE E1/AS501

VICINITY MAP



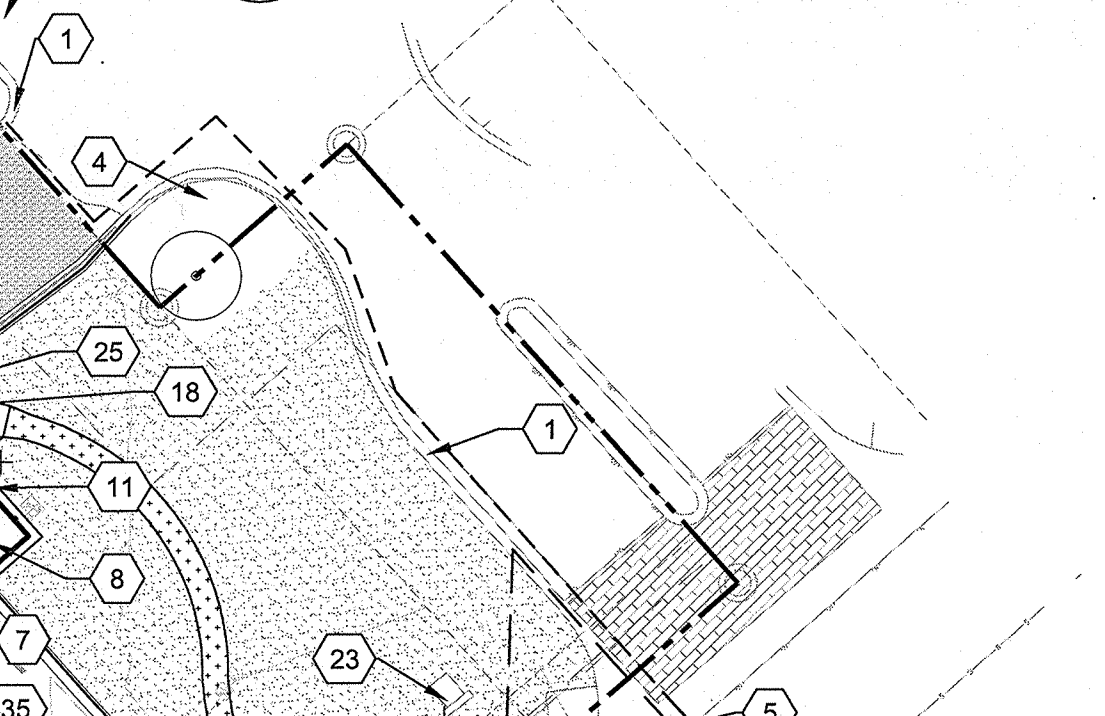
E4 BICYCLE RACK

1/2" = 1'-0"



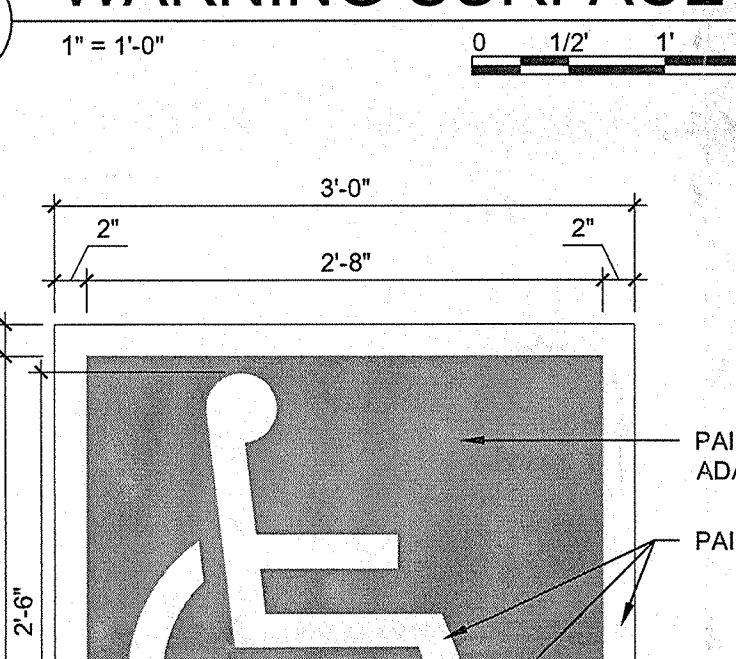
D4 PAINTED CROSSWALK

1/4" = 1'-0"



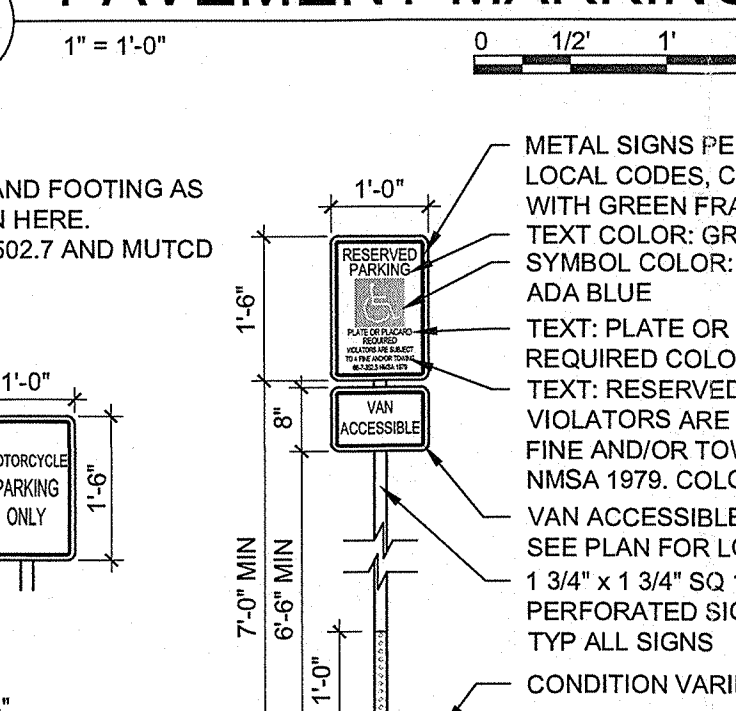
D5 DETECTABLE WARNING SURFACE

1" = 1'-0"



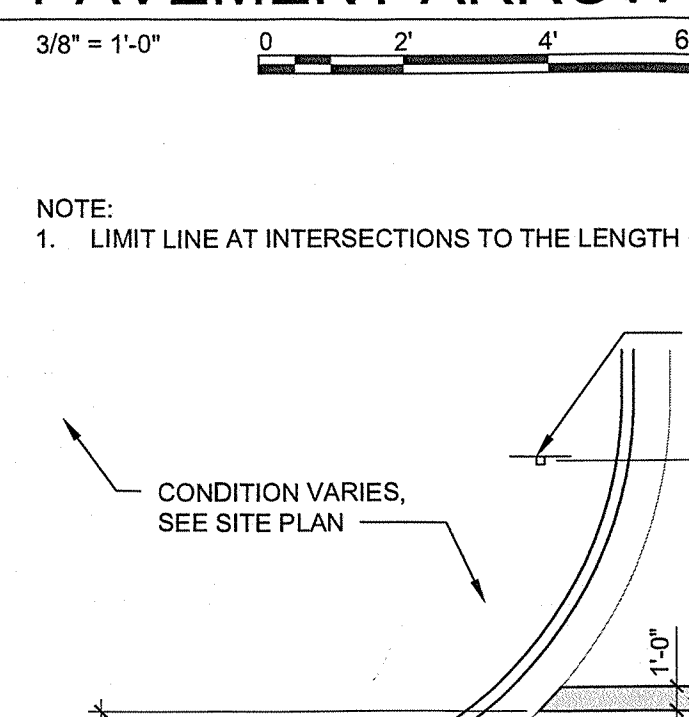
C5 ACCESSIBLE PAVEMENT MARKING

1" = 1'-0"



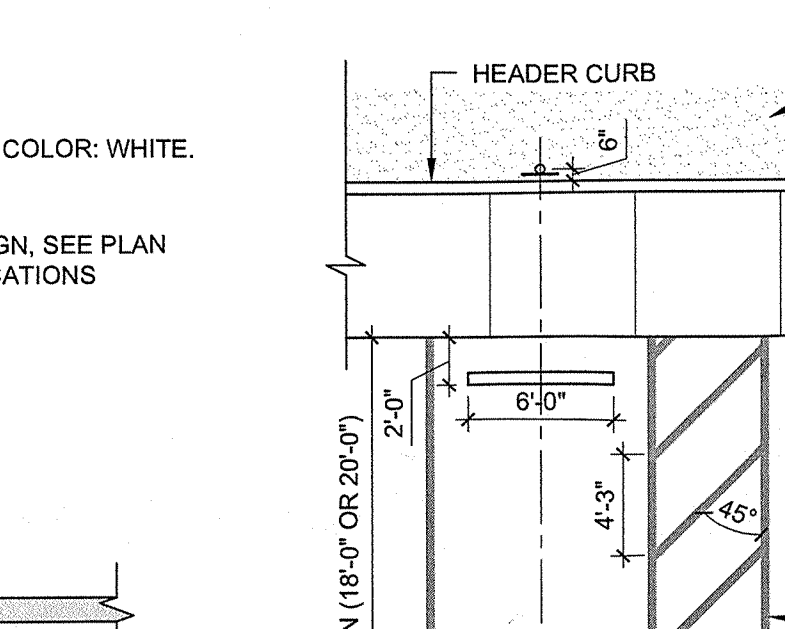
B4 DIRECTIONAL PAVEMENT ARROW

3/8" = 1'-0"



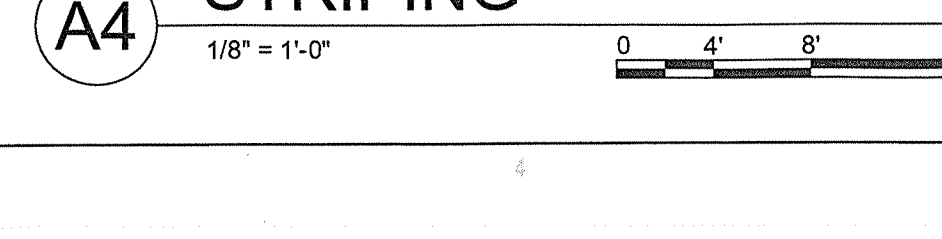
B5 TRAFFIC SIGNAGE

1/2" = 1'-0"



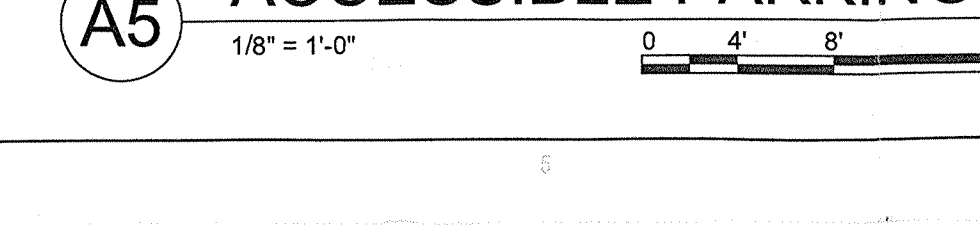
A4 STOP LINE PAVEMENT STRIPING

1/8" = 1'-0"



A5 ACCESSIBLE PARKING

1/8" = 1'-0"



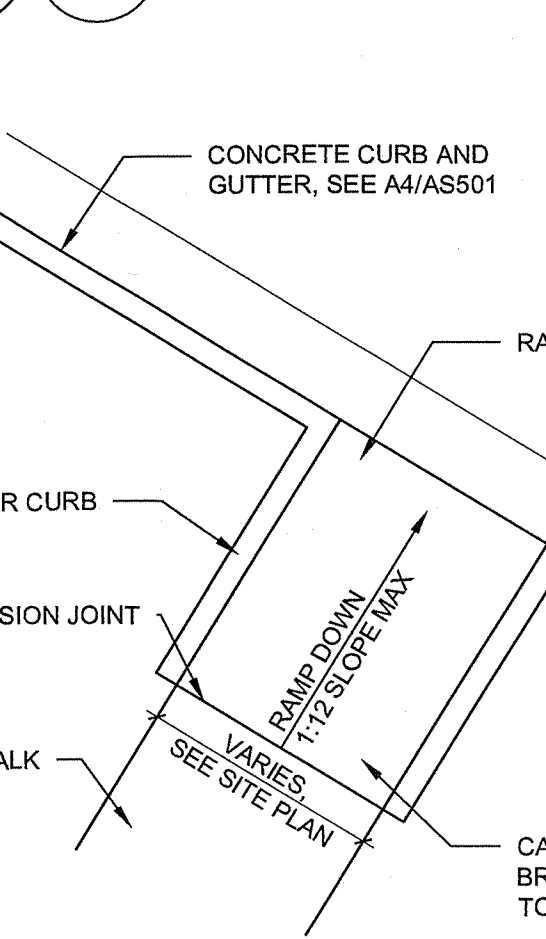
TRAFFIC CIRCULATION LAYOUT APPROVED

2-27-20
Date

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

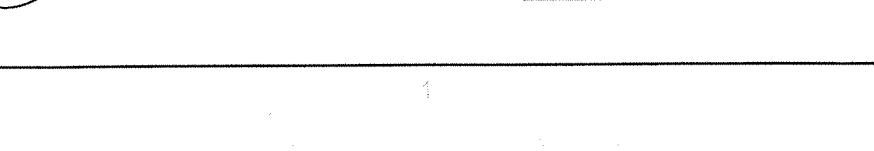
B1 SITE PLAN

1" = 30'-0"



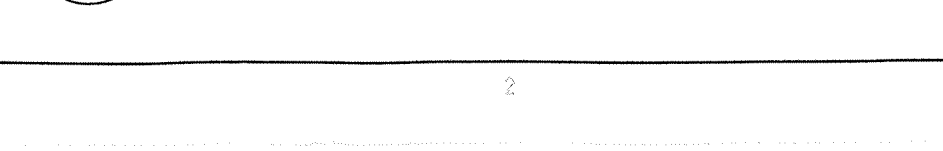
A1 ACCESSIBLE RAMP - A

1/4" = 1'-0"



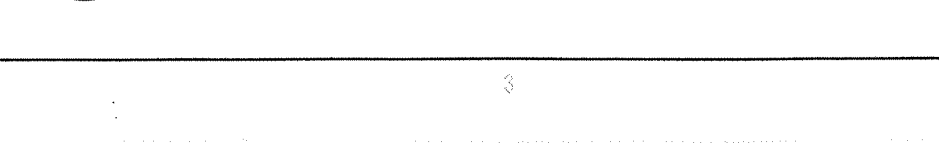
A2 ACCESSIBLE RAMP - B

1/4" = 1'-0"



A3 ACCESSIBLE RAMP - C

1/4" = 1'-0"



DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109
505.761.9700 / DPSDESIGN.ORG



SEAL

PROJECT

FFCU OFFICE BUILDING DESIGN BUILD
UNION WAY ROAD NE
ALBUQUERQUE, NM 87107

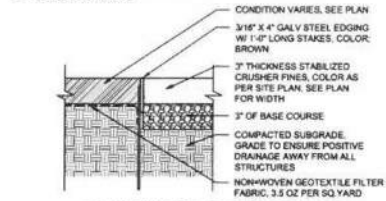
PERMIT SET

REVISIONS
12.05.2019 AB 001
1
2
3
4
5

DRAWN BY TC
REVIEWED BY MB
DATE 11.15.2019
PROJECT NO. 19.0029.001
DRAWING NAME SITE DETAILS

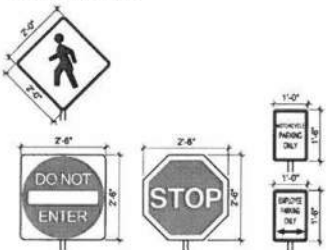
SHEET NO.
AS501

- NOTES:
1. STABILIZED CRUSHER FINES SHALL BE FLUSH WITH TOP OF TOP OF ADJACENT CONCRETE PAVEMENT, CURB OR FINISH GRADE, AND TO MATCH FINISH GRADES ON CIVIL DRAWINGS.
2. STEEL EDGING TO BE LOCATED ALONG BOTH SIDES OF PATH EXCEPT WHERE CONCRETE PAVING OR RAISED PLANTER MATERIAL IS PRESENT.
3. SEE SPECIFICATIONS.

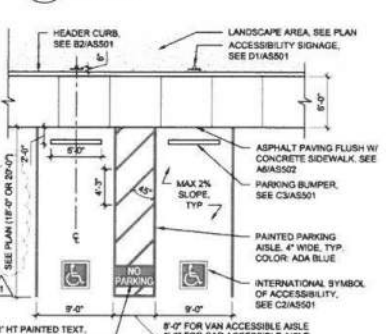


E1 STABILIZED CRUSHER FINE WITH STEEL EDGING
1 1/2\"/>

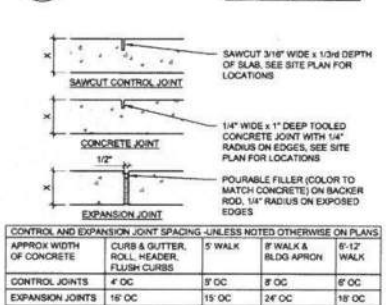
- NOTES:
1. ALL SIGNS WILL HAVE THE SAME POLE AND FOOTING AS THE ACCESSIBLE PARKING SIGN SHOWN HERE.
2. HEIGHT TO BOTTOM OF SIGN PER ANSI 502.7 AND MUTCD IS 84\"/>



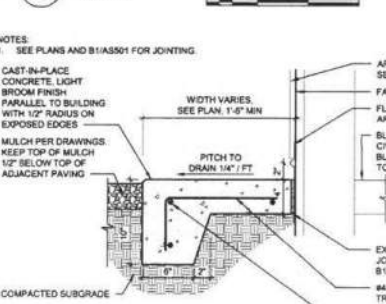
D1 TRAFFIC SIGNAGE
1 1/2\"/>



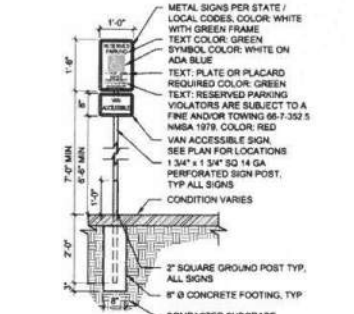
C1 ACCESSIBLE PARKING
1 1/2\"/>



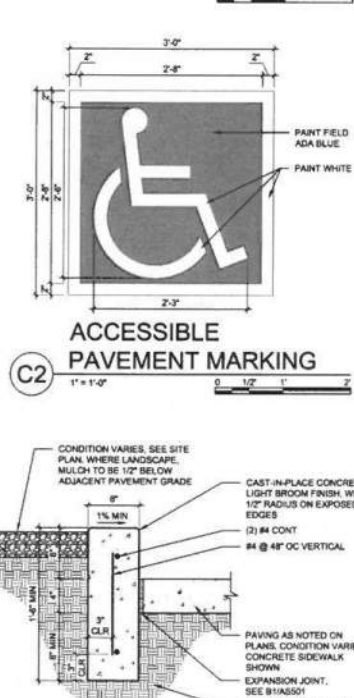
B1 CONCRETE JOINTS & JOINT SPACING
1 1/2\"/>



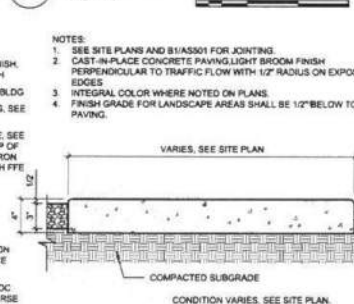
A1 CONCRETE BUILDING APRON
1 1/2\"/>



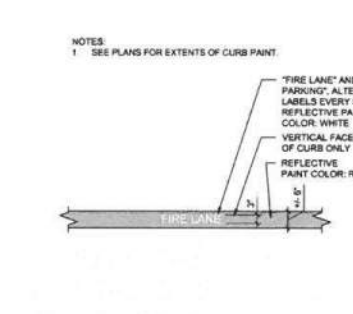
C2 ACCESSIBLE PAVEMENT MARKING
1\"/>



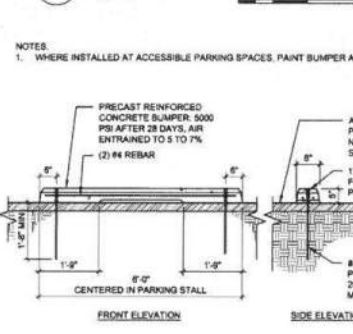
B2 CONCRETE HEADER CURB
1 1/2\"/>



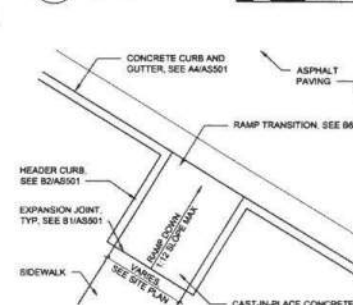
A2 CONCRETE SIDEWALK
1 1/2\"/>



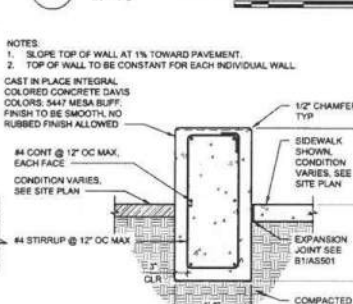
D3 FIRELANE STRIPING
1 1/2\"/>



C3 PARKING BUMPER
1 1/2\"/>



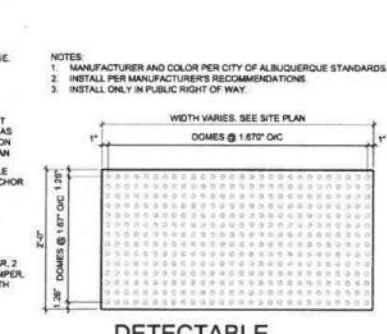
B3 ACCESSIBLE RAMP - A
1 1/4\"/>



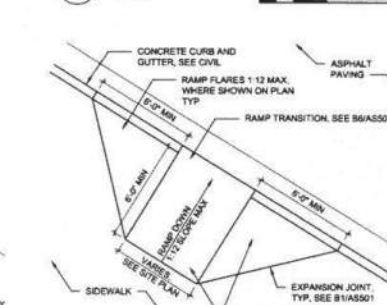
A3 CONCRETE SEATWALL
3/4\"/>



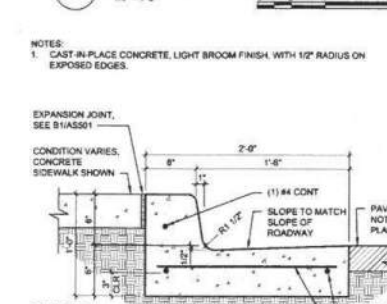
C4 DETECTABLE WARNING SURFACE
1\"/>



B4 ACCESSIBLE RAMP - B
1 1/4\"/>



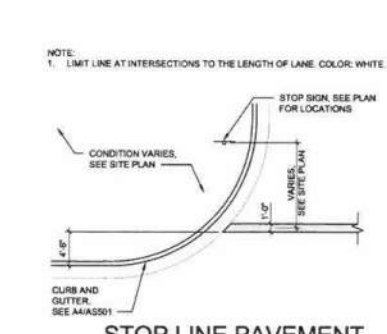
B5 ACCESSIBLE RAMP - C
1 1/4\"/>



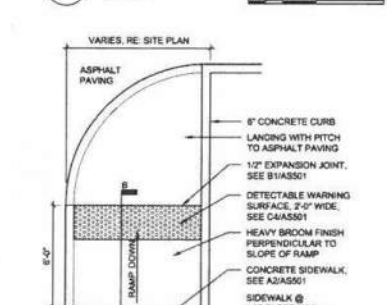
A4 CONCRETE CURB & GUTTER
1 1/2\"/>



C5 STOP LINE PAVEMENT STRIPING
1 1/2\"/>



B5 ACCESSIBLE RAMP - C
1 1/4\"/>



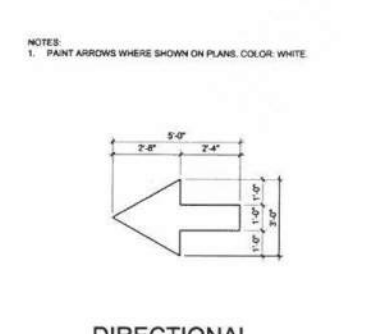
B6 RAMP TRANSITION
1 1/2\"/>



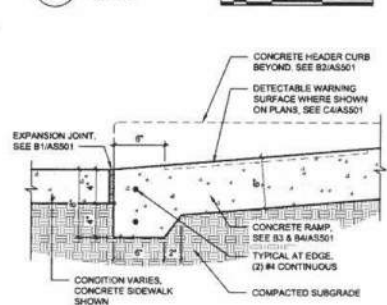
A5 SIDEWALK WITH TURNDOWN EDGE
1 1/2\"/>



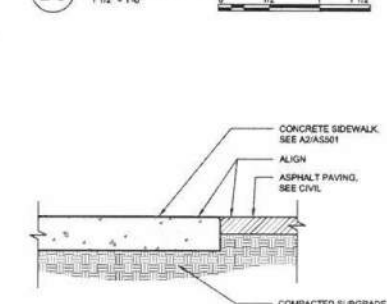
A6 FLUSH CONCRETE SIDEWALK
1 1/2\"/>



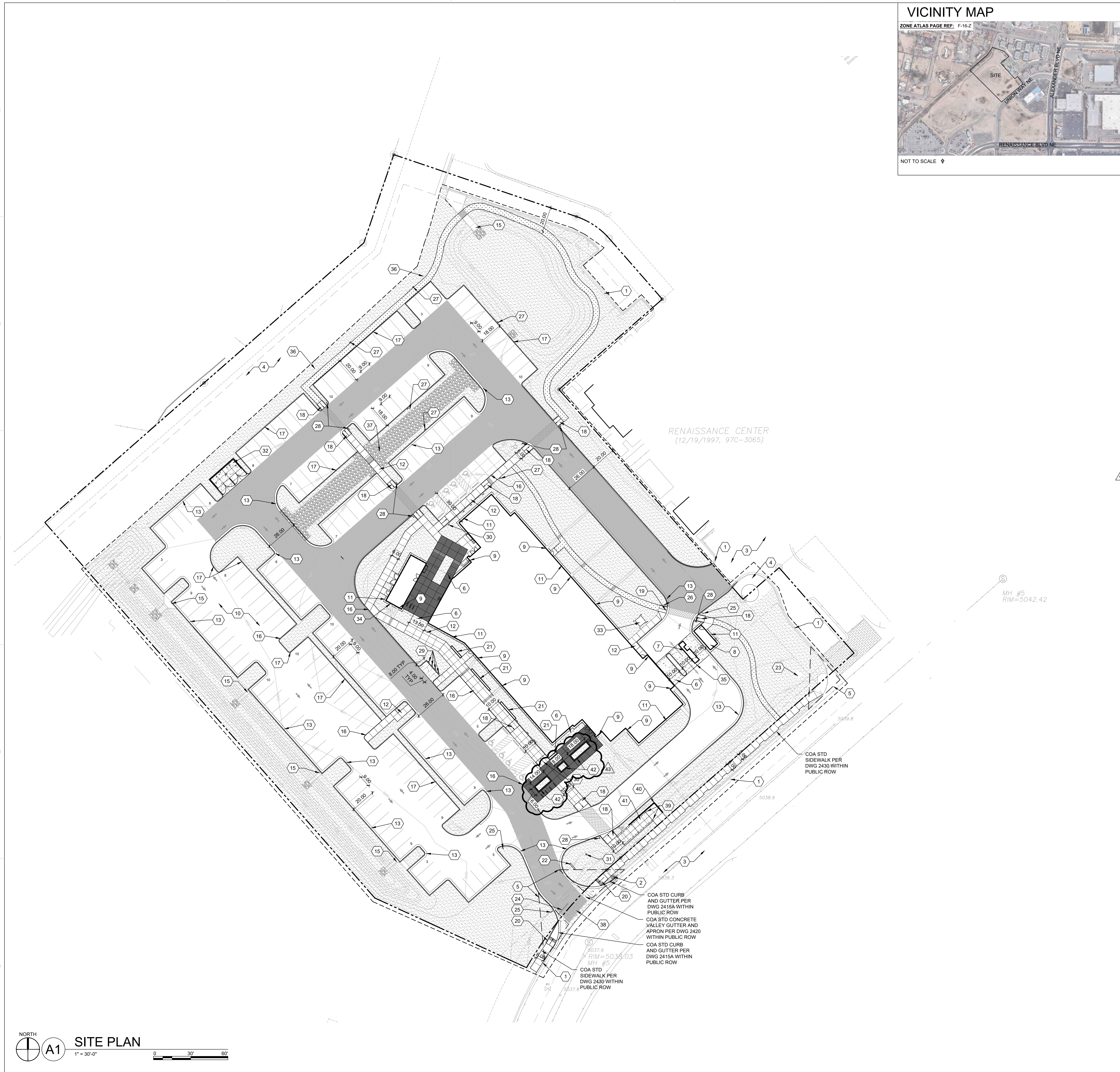
C6 DIRECTIONAL PAVEMENT ARROW
3/8\"/>



B6 RAMP TRANSITION
1 1/2\"/>

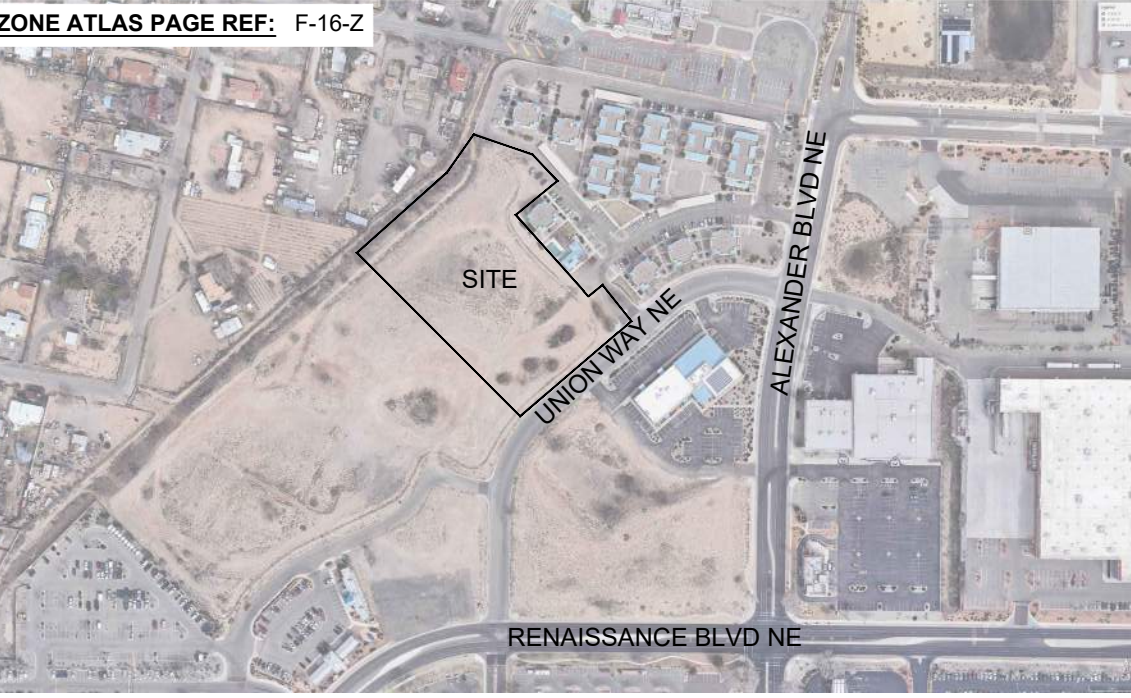


B6 RAMP TRANSITION
1 1/2\"/>



VICINITY MAP

ZONE ATLAS PAGE REF: F-16-Z



NOT TO SCALE

GENERAL SHEET NOTES

- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- SITE PLAN SHALL COMPLY WITH LOCAL ACCESSIBILITY STANDARDS & GUIDELINES.
- CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO), SECTION 14-16-5-8 OUTDOOR LIGHTING.
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- FDC SHALL BE WITHIN 100 FEET OF A HYDRANT.
- SLOPES WILL NOT EXCEED 10% IN GRADE FOR ANY FIRE ACCESS ROADS.
- WATER IS DIVERTED AWAY FROM BUILDING WALLS AND FOUNDATIONS BY SLOPING THE EXTERIOR GRADE AWAY FROM THE BUILDING.
- BUILDING HAS HIGHLY VISIBLE SIGNAGE WITH CONTRASTING COLORS LIT FROM DUSK TILL DAWN AS WELL AS DAYLIGHT HOURS.
- SEE CIVIL FOR HORIZONTAL CONTROL PLAN.
- SEE CIVIL AND C11LP501 FOR CURB OPENING FOR WATER HARVESTING AREAS.

SHEET KEYED NOTES

- | CODE | DESCRIPTION |
|------|--|
| 1 | EXISTING CURB TO REMAIN |
| 2 | EXISTING FIRE HYDRANT TO REMAIN |
| 3 | EXISTING ASPHALT PAVEMENT TO REMAIN |
| 4 | EXISTING LANDSCAPE TO REMAIN UNDISTURBED DURING CONSTRUCTION |
| 5 | CLEAR SIGHT TRIANGLE |
| 6 | BUILDING OVERHANG, SEE ARCHITECTURAL |
| 7 | AUTOMATED TELLER MACHINE, SEE ARCHITECTURAL |
| 8 | STRUCTURE, SEE ARCHITECTURAL |
| 9 | ROOF DRAIN, SEE ARCHITECTURAL AND PLUMBING |
| 10 | ASPHALT PAVEMENT, SEE CIVIL |
| 11 | CONCRETE BUILDING APRON, SEE A1/AS501 |
| 12 | CONCRETE SIDEWALK, SEE A2/AS501 |
| 13 | CONCRETE CURB AND GUTTER, SEE A4/AS501 |
| 14 | CONCRETE VALLEY GUTTER, SEE CIVIL |
| 15 | CONCRETE RUNDOWN, SEE CIVIL |
| 16 | CONCRETE SIDEWALK WITH TURN DOWN EDGE, SEE A5/AS501 |
| 17 | CONCRETE HEADER CURB, SEE B2/AS501 |
| 18 | ACCESSIBLE RAMP A, SEE B3/AS501 |
| 19 | ACCESSIBLE RAMP B, SEE B4/AS501 |
| 20 | ACCESSIBLE RAMP C, SEE B5/AS501 |
| 21 | CONCRETE SEATWALL, SEE A3/AS501 |
| 22 | MONUMENT SIGN, DESIGNED BY CONTRACTOR, TO COMPLY WITH IDO AND NOT TO EXCEED 32 SF. |
| 23 | CENTURY LINK PEDESTAL, SEE ELECTRICAL |
| 24 | STOP LINE PAVEMENT STRIPING, SEE C3/AS501 |
| 25 | SITE SIGNAGE: STOP SIGN, SEE D1/AS501 |
| 26 | SITE SIGNAGE: DO NOT ENTER SIGN, SEE D1/AS501 |
| 27 | SITE SIGNAGE: EMPLOYEE PARKING ONLY, SEE D1/AS501 |
| 28 | SITE SIGNAGE: PEDESTRIAN CROSSING SIGN, SEE D1/AS501 |
| 29 | SITE SIGNAGE: MOTORCYCLE PARKING ONLY, SEE D1/AS501 |
| 30 | SITE SIGNAGE: VAN ACCESSIBLE PARKING, SEE D1/AS501 |
| 31 | FLAGPOLE, SEE ELECTRICAL |
| 32 | TRASH ENCLOSURE, SEE A1/AS502 |
| 33 | TRANSFORMER, SEE ELECTRICAL |
| 34 | FIRE SPRINKLER SYSTEM CLEANOUT, SEE PLUMBING |
| 35 | PIPE BOLLARD, SEE B1/AS502 |
| 36 | LIGHT POLE PLACED 6'-0" MIN FROM BACK OF CURB |
| 37 | LOCATE LIGHT POLE IN FIELD TO AVOID CONCRETE RUNDOWN CONFLICT |
| 38 | PAINTED CROSSWALK, SEE D4/AS501 |
| 39 | METAL HANDRAIL, SEE D5/AS501 |
| 40 | CONCRETE RETAINING WALL, SEE E2/AS501 |
| 41 | CONCRETE RAMP WITH TURN DOWN EDGE, SEE D6/AS501 |
| 42 | CONCRETE RAISED PLANTER, SEE E3/AS501 |

SITE DATA

ZONING: MX-M MIXED-USE MODERATE DENSITY (AREA OF CHANGE PER IDO)
ZONE ATLAS PAGE REF: F-16-Z

LEGAL DESCRIPTION:
TR 1A-2-A-2 Plat of TRS 1A-2-A-1, 1A-2-A-2 & 1A-2-A-3 RENAISSANCE CENTER
SITE AREA: 4.95 ACRES (130,680 SF)
SETBACKS: FRONT= 5' MIN, SIDE= 5' MIN, INTERIOR= 0', REAR= 15' MIN
SEE LP101+LP102 FOR REQUIRED LANDSCAPE BUFFERS
BUILDING HEIGHT: 41'-3"
HYDRANTS REQUIRED: 2
(1 EXISTING HYDRANT TO REMAIN WITHIN PUBLIC R.O.W., 1 NEW PROVIDED)
FIRE FLOW: 2000 GPM
BUILDING OCCUPANCY: BANK / OFFICE (OCCUPANCY TYPE B)
CONSTRUCTION TYPE: IIB, FULLY SPRINKLED
BUILDING SF:
FIRST LEVEL 20,116 GSF
SECOND LEVEL 20,249 GSF
TOTAL 40,365 GSF (2,918 SF BANK + 37,447 SF OFFICE)

PARKING CALCULATION:
REQUIRED: 3 SPACES / 1,000 SF GFA = 9 (BANK)
REQUIRED: 3.5 SPACES / 1,000 SF GFA = 131 (OFFICE)
TOTAL REQUIRED PARKING = 140
TOTAL PROVIDED PARKING = 178
ACCESSIBLE PARKING: 8 SPACES TOTAL (2 VAN ACCESSIBLE)
MOTORCYCLE PARKING REQUIRED AND PROVIDED = 4 (IDO TABLE 5-5-4)
BICYCLE PARKING REQUIRED = 13
3 SPACES OR 10% OF REQUIRED PARKING SPACES WHICHEVER IS GREATER (IDO TABLE 5-5-5)
BICYCLE PARKING PROVIDED = 14

USABLE OPEN SPACE: NOT REQUIRED (IDO TABLE 5-1-2)
LANDSCAPE REQUIREMENTS:
SEE LP101+LP102

LEGEND

--- PROPERTY LINE	SITE FURNISHING
--- SETBACK LINE	MANUFACTURER: ANOKA, SURFACE MOUNT, POWDER COATED, INSTALLED PER MANUFACTURER, COLOR SILVER
--- LIMIT OF WORK	
--- FIRE LANE STRIPING, SEE D3/AS501	□ BENCH "AIRI STIX" 6" (2) AE2686STX
→ DIRECTIONAL ARROW, SEE C6/AS501	■ TRASH RECEPTACLE (2) "AIRI STIX" 45-GAL AE2646CT-SITX
⊙ FIRE HYDRANT / PIV, SEE CIVIL	BICYCLE RACK "CIRCLEBR" (7)
⊙ ACCESSIBLE PARKING, SEE C2/AS501	
⊙ PARKING LOT LIGHT, SEE ELECTRICAL	
⊙ EXISTING TREE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION, SEE A5/AD101	

HATCH LEGEND

REINFORCED CONCRETE, SEE CIVIL
LANDSCAPE AREA, SEE LANDSCAPE SHEETS
HEAVY DUTY ASPHALT, SEE CIVIL
INTEGRAL COLORED CONCRETE, DAVIS COLORS: 5447 MESA BUFF
RIP RAP, SEE CIVIL AND PLANTING SHEETS
STAMPED TEXTURED ASPHALT, DECO COAT SYSTEMS
STABILIZED CRUSHER FINES DEFINED BY STEEL EDGE, COLOR AMARETTO BROWN, SEE E1/AS501

DEKKER
PERICH
SABATINI

7601 JEFFERSON NE, SUITE 100
ALBUQUERQUE, NM 87109

505.761.9700 / DPSDESIGN.ORG

SEAL



PROJECT

FFCU OFFICE BUILDING DESIGN BUILD

UNION WAY ROAD NE
ALBUQUERQUE, NM 87107

PERMIT SET

REVISIONS

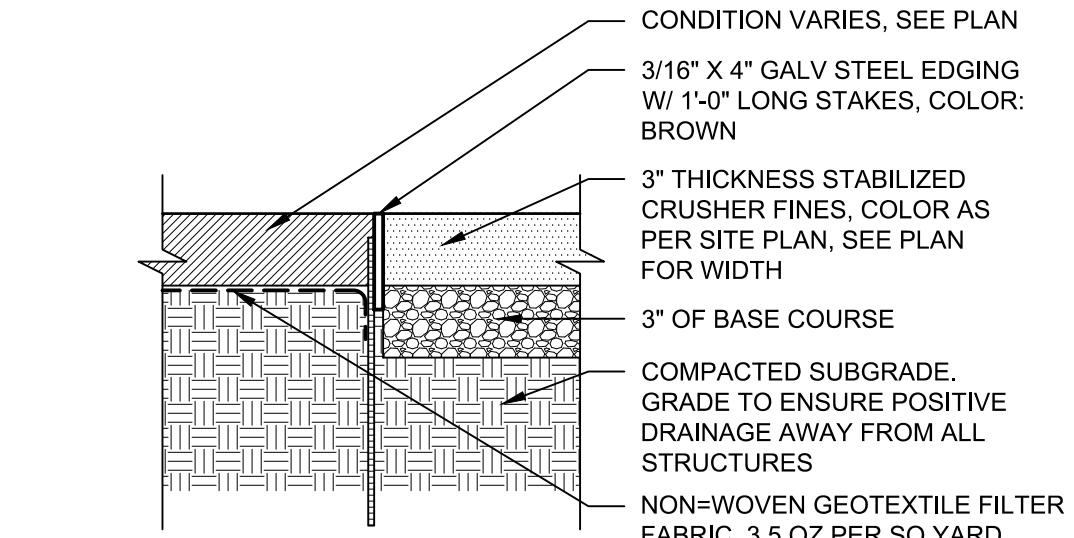
12.05.2019	ASI 001
12.20.2019	ASI 002
02.28.2020	ASI 006
08.19.2020	ASI 015
09.14.2020	ASI 017

DRAWN BY	JD/TC
REVIEWED BY	D/P/S
DATE	11.15.2019
PROJECT NO.	19.0029.001
DRAWING NAME	SITE PLAN

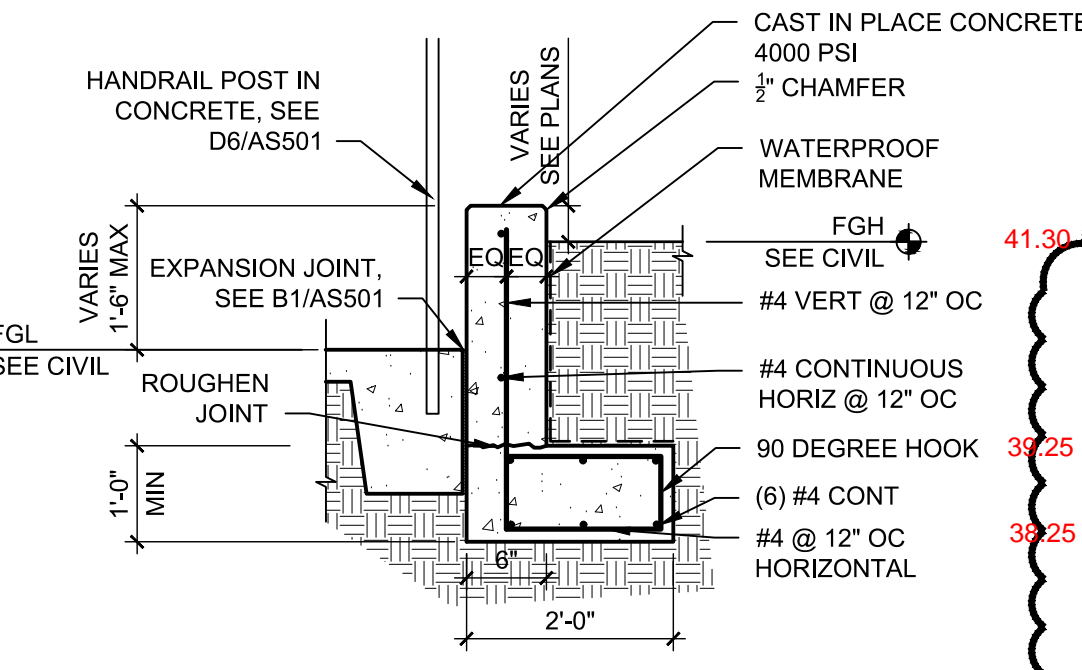
SHEET NO.

AS101
OF

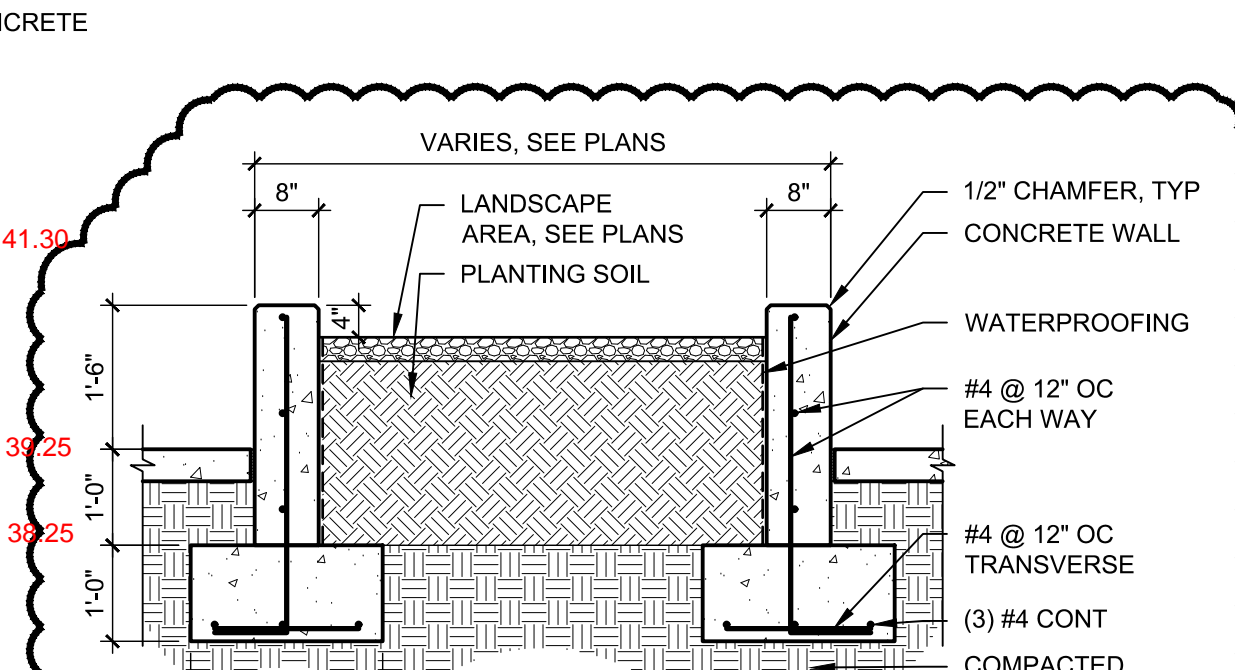
- NOTES:
1. STABILIZED CRUSHER FINES SHALL BE FLUSH WITH TOP OF TOP OF ADJACENT CONCRETE PAVEMENT, CURB OR FINISH GRADE. AND TO MATCH FINISH GRADES ON CIVIL DRAWINGS.
2. STEEL EDGING TO BE LOCATED ALONG BOTH SIDES OF PATH EXCEPT WHERE CONCRETE PAVING OR RAISED PLANTER MATERIAL IS PRESENT.
3. SEE SPECIFICATIONS.



E1 STABILIZED CRUSHER FINE WITH STEEL EDGING
1 1/2" = 1'-0"

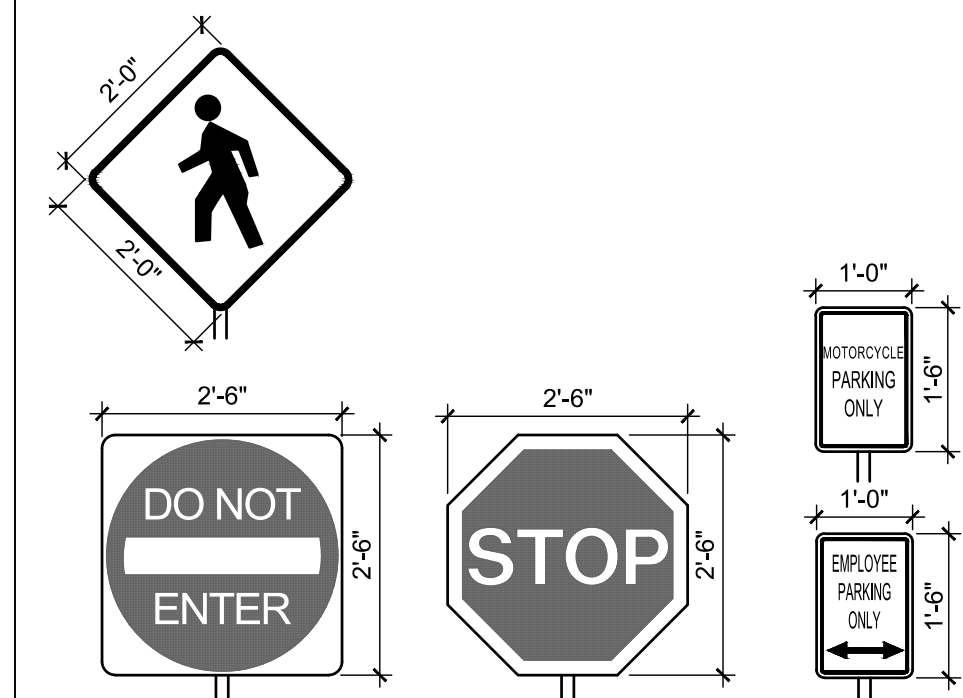


E2 CONCRETE RETAINING WALL
1/2" = 1'-0"

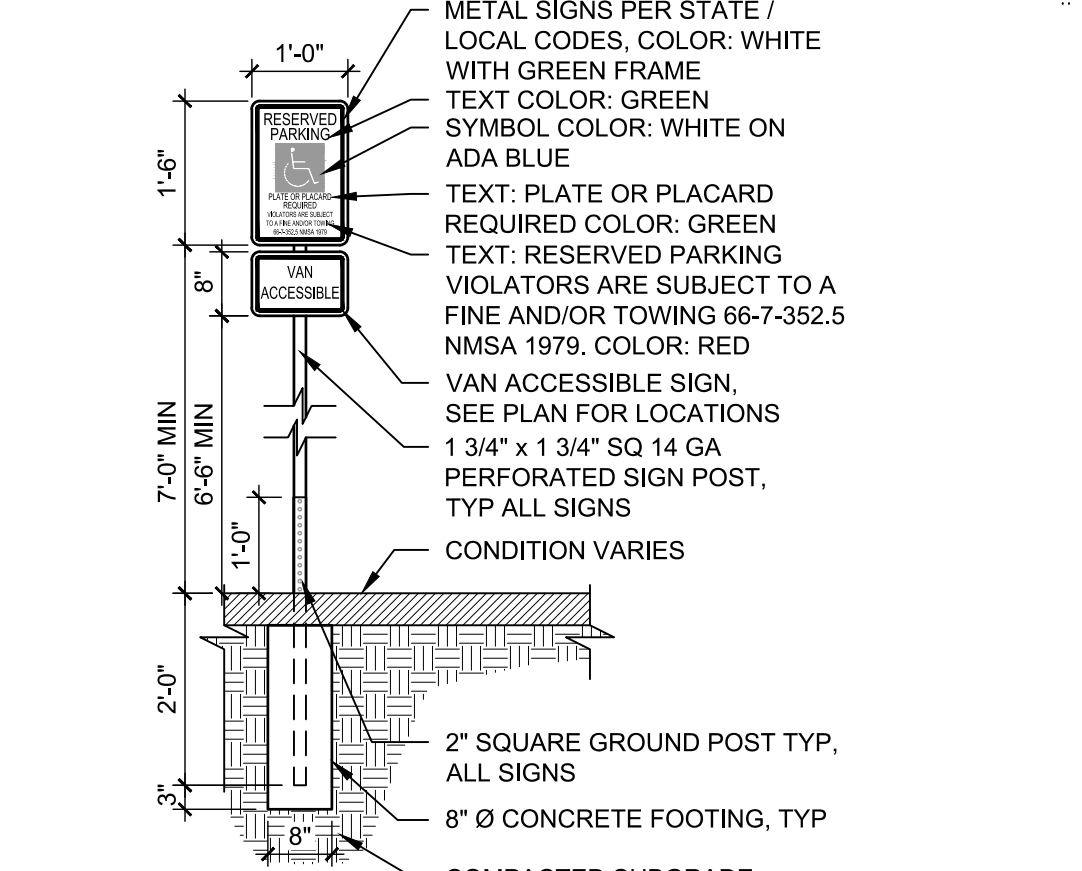


E3 CONCRETE PLANTER
1/2" = 1'-0"

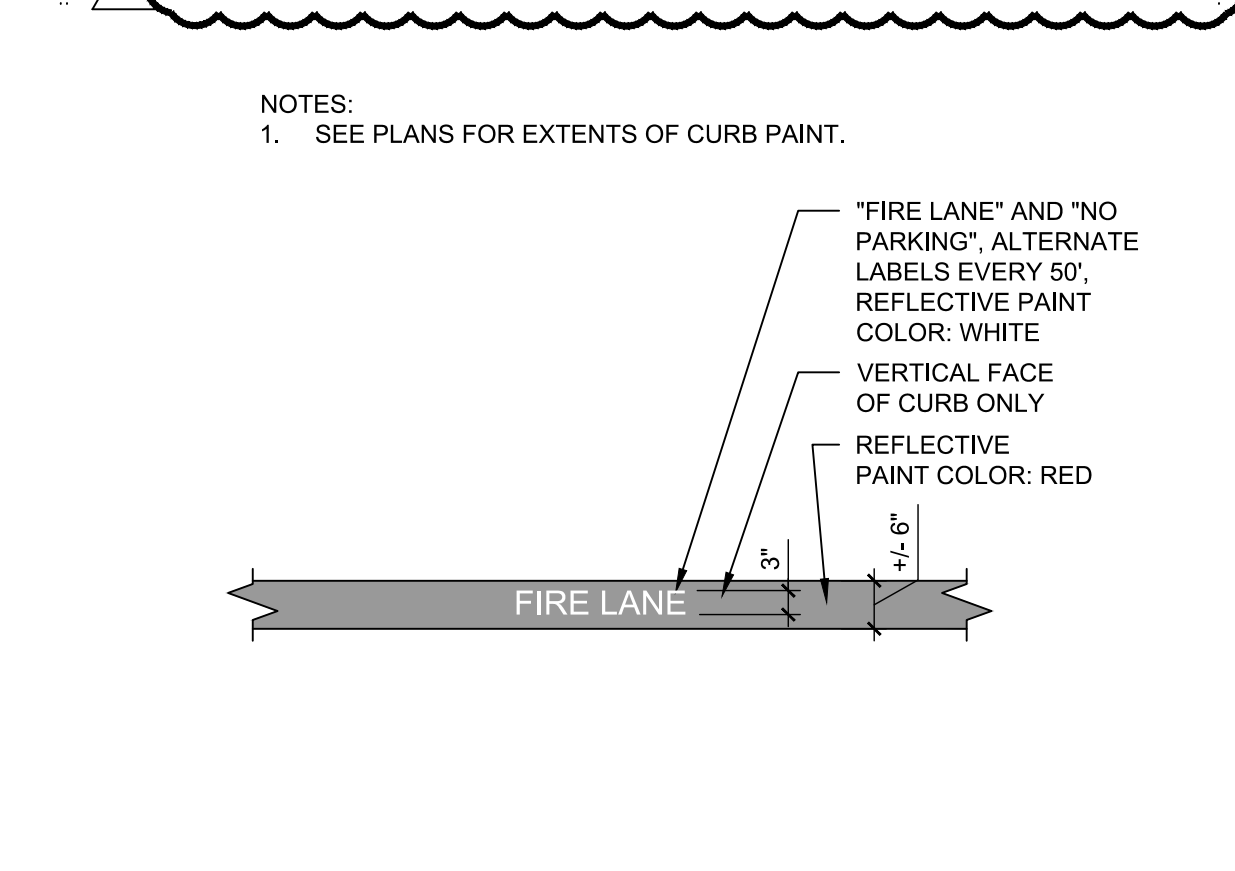
- NOTES:
1. ALL SIGNS WILL HAVE THE SAME POLE AND FOOTING AS THE ACCESSIBLE PARKING SIGN SHOWN HERE.
2. HEIGHT TO BOTTOM OF SIGN PER ANSI 502.7 AND MUTCD IS 84" ABOVE FINISH GRADE.



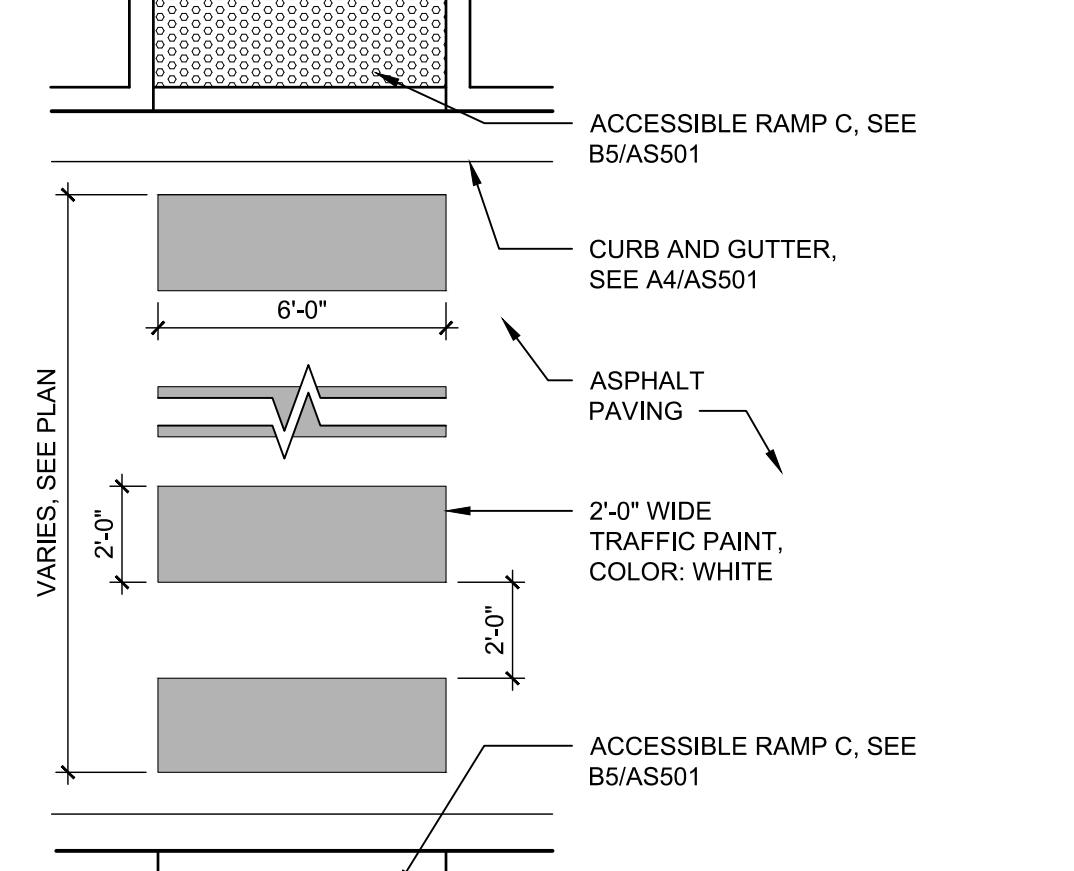
D1 TRAFFIC SIGNAGE
1/2" = 1'-0"



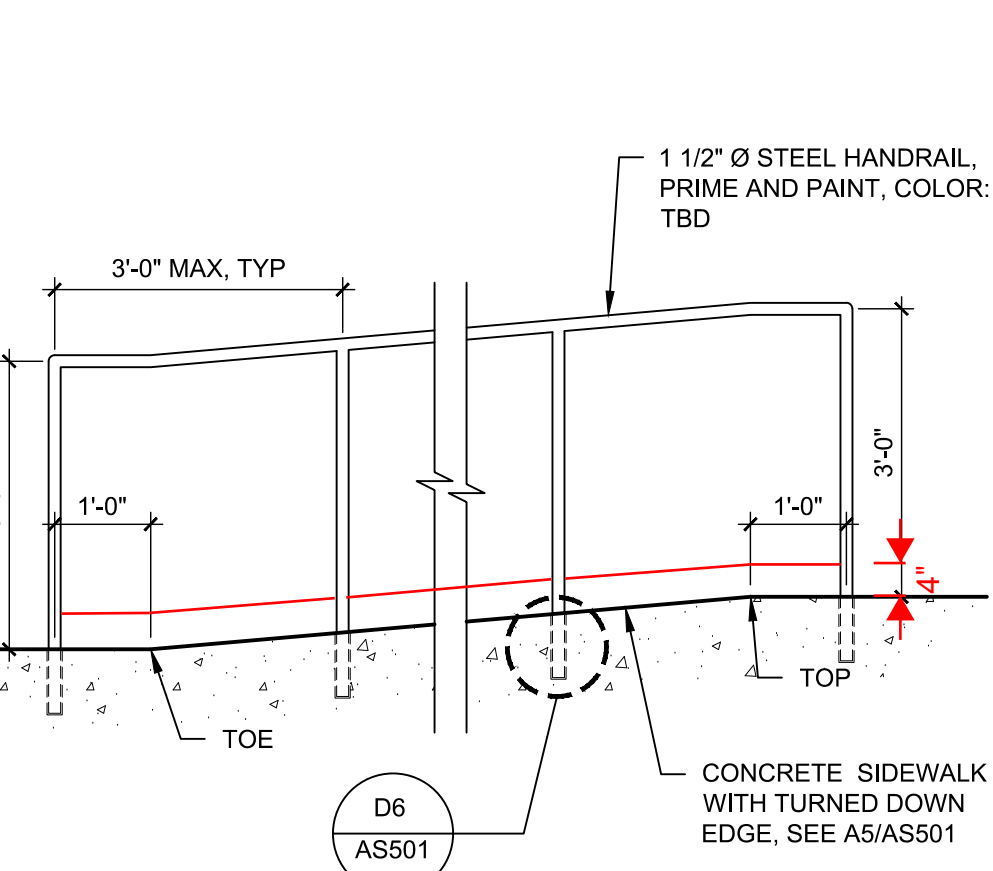
D2 FIRE LANE STRIPING
1/2" = 1'-0"



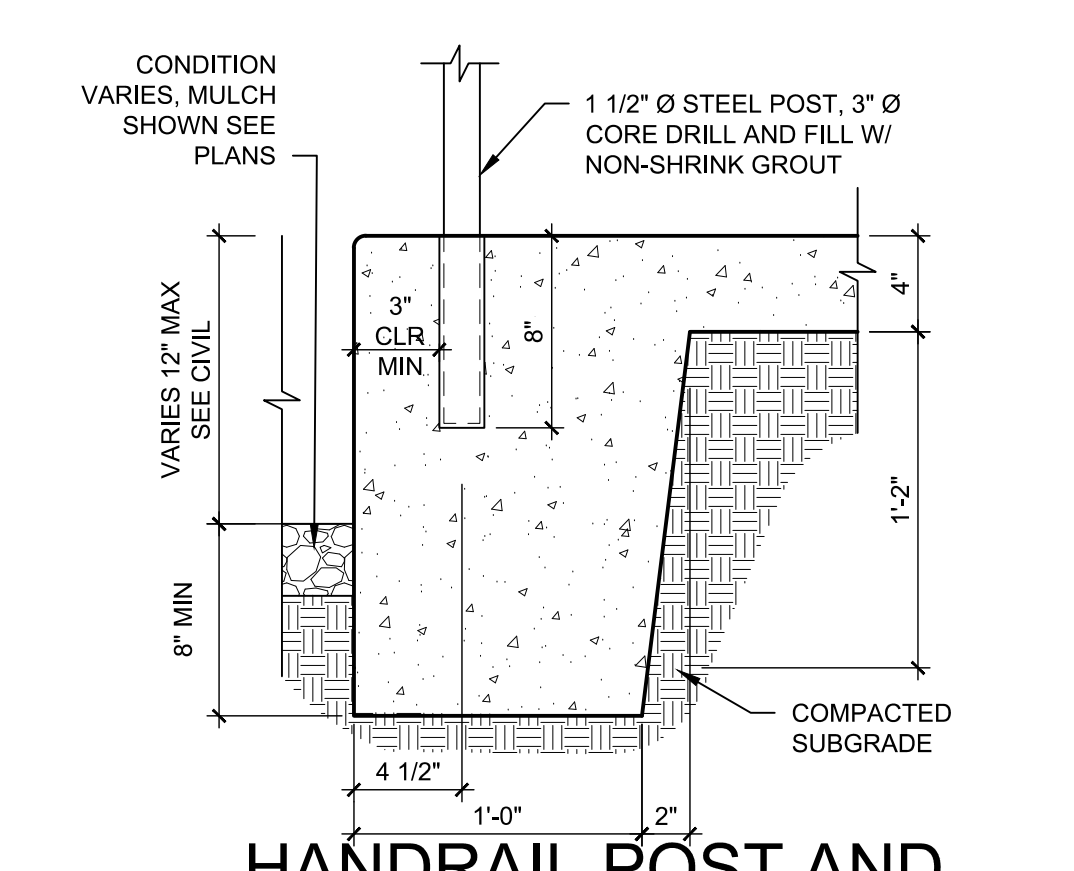
D3 PAINTED CROSSWALK
1/4" = 1'-0"



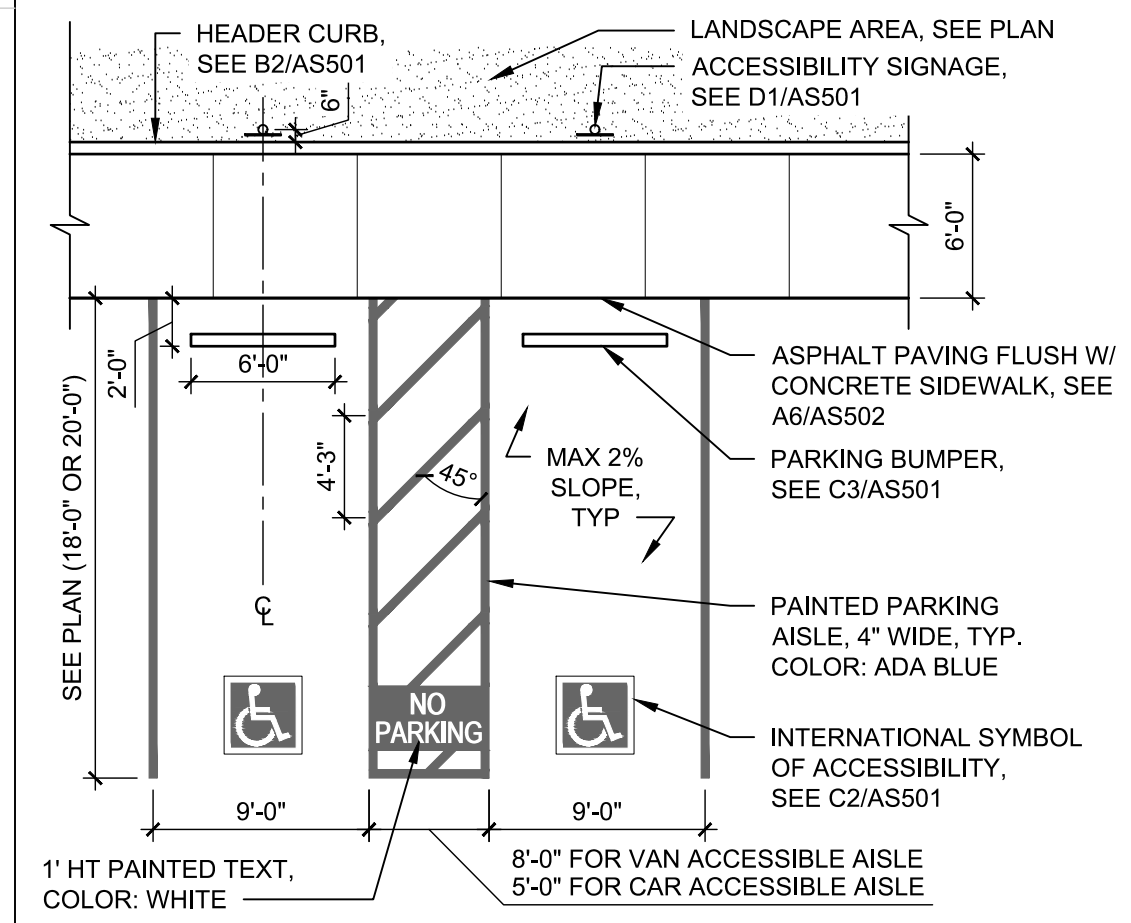
D4 METAL HANDRAIL
1/2" = 1'-0"



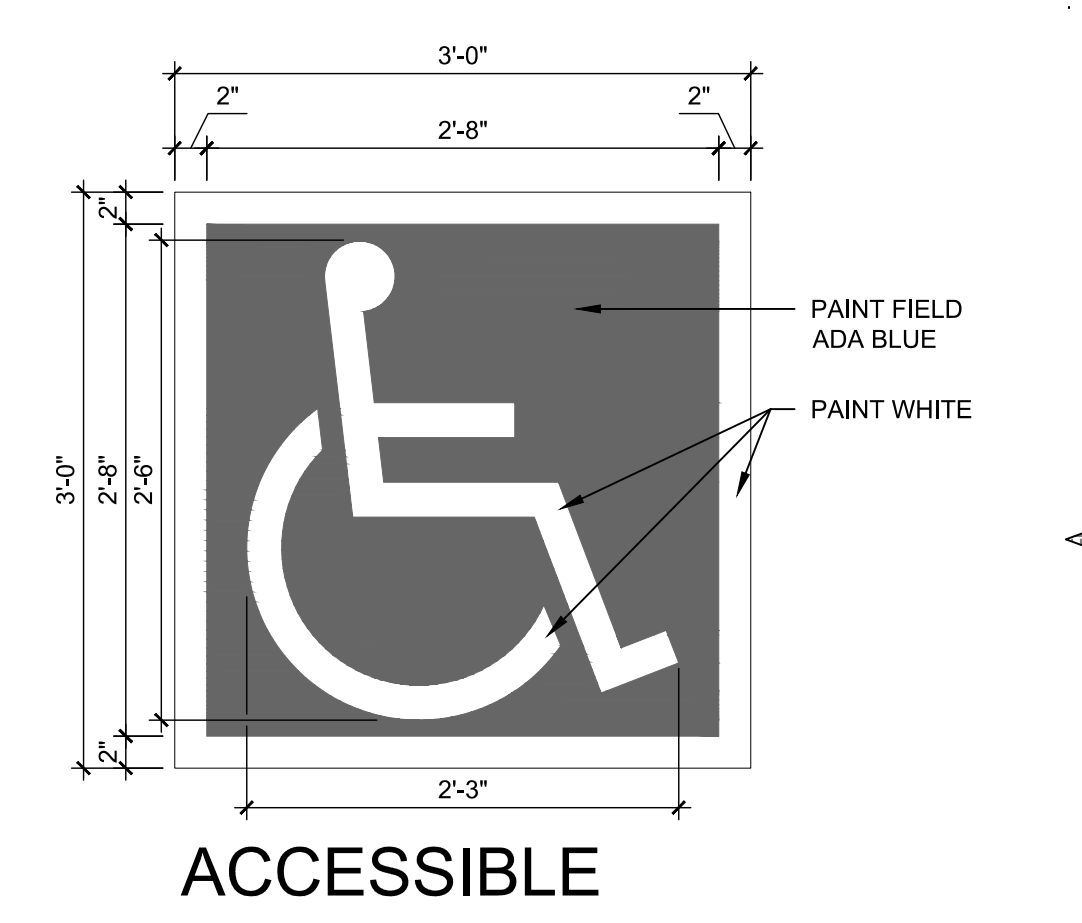
D5 HANDRAIL POST AND TURN DOWN RAMP
1 1/2" = 1'-0"



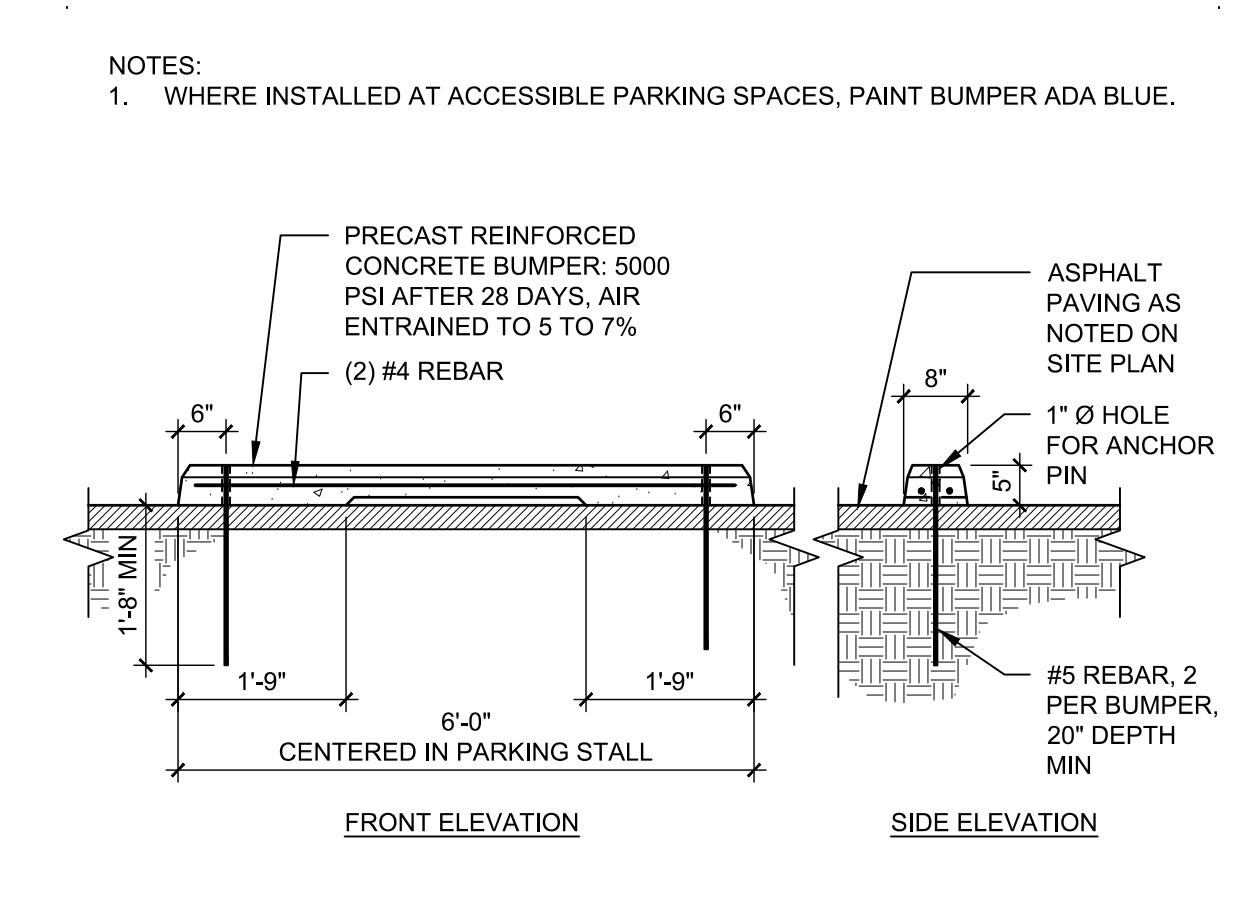
D6 DIRECTIONAL PAVEMENT ARROW
3/8" = 1'-0"



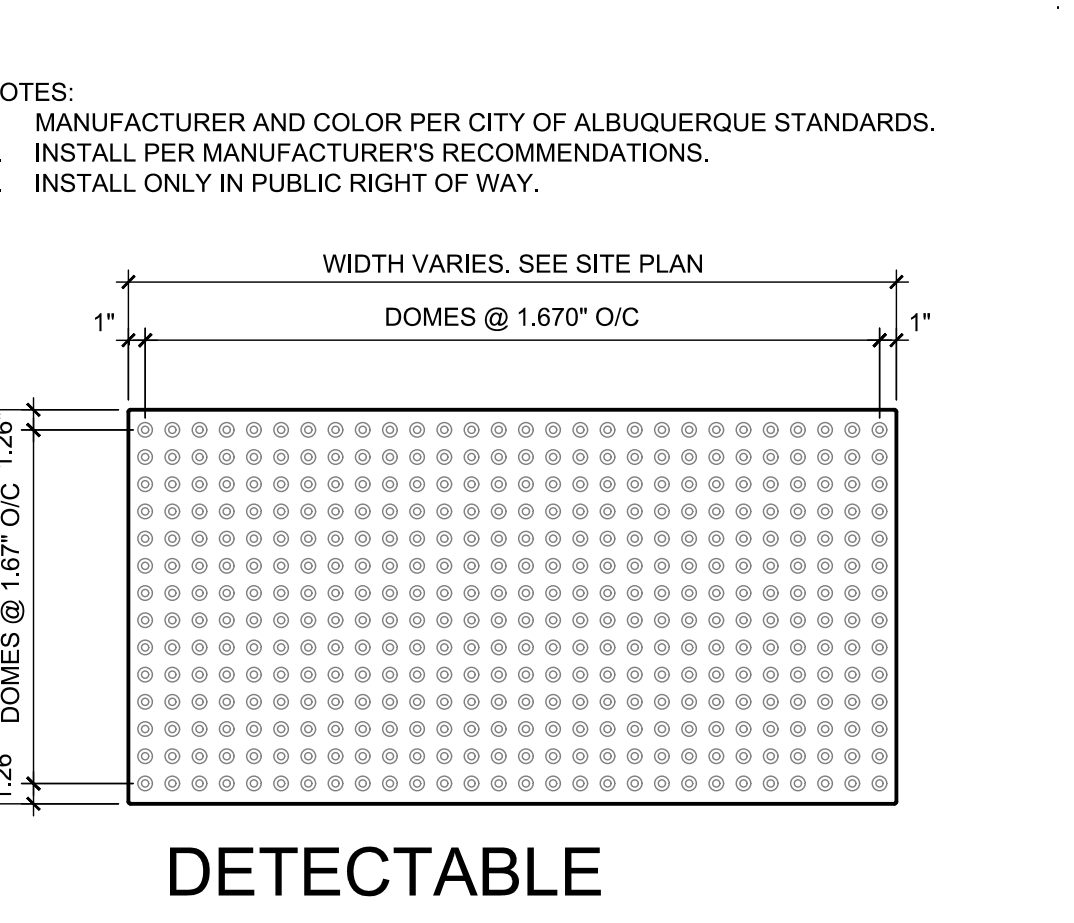
C1 ACCESSIBLE PARKING
1/8" = 1'-0"



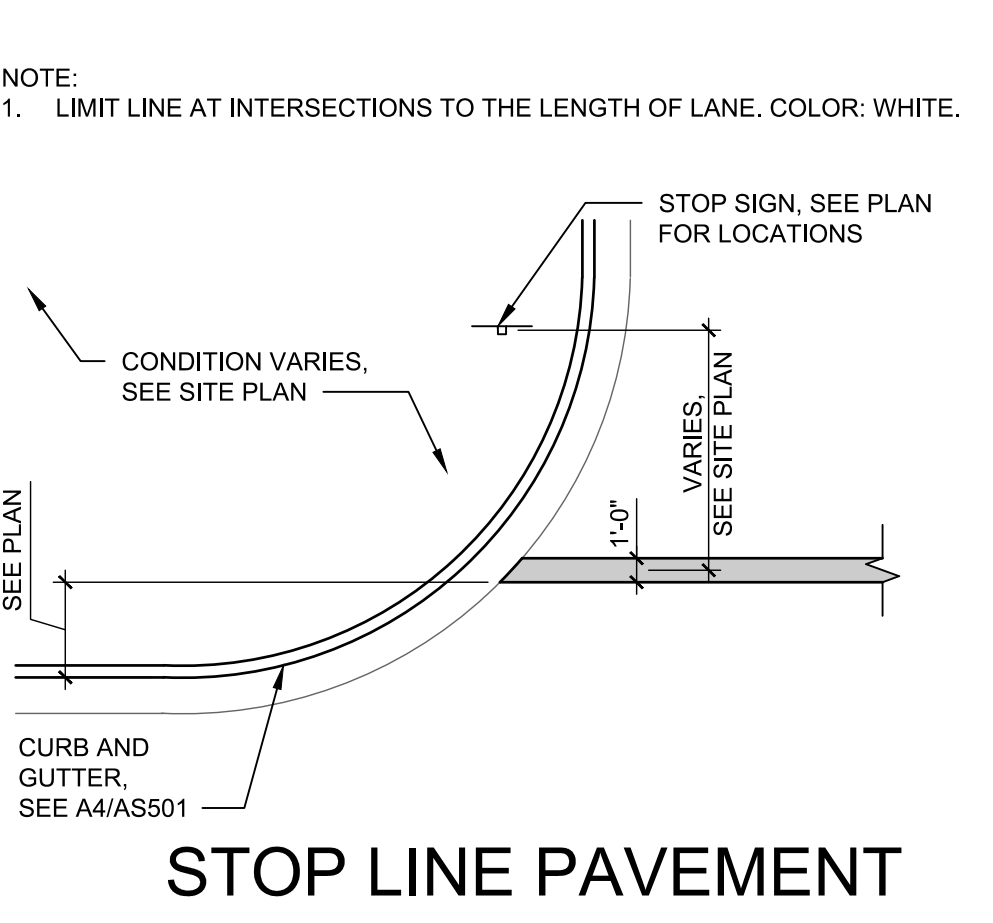
C2 ACCESSIBLE PAVEMENT MARKING
1" = 1'-0"



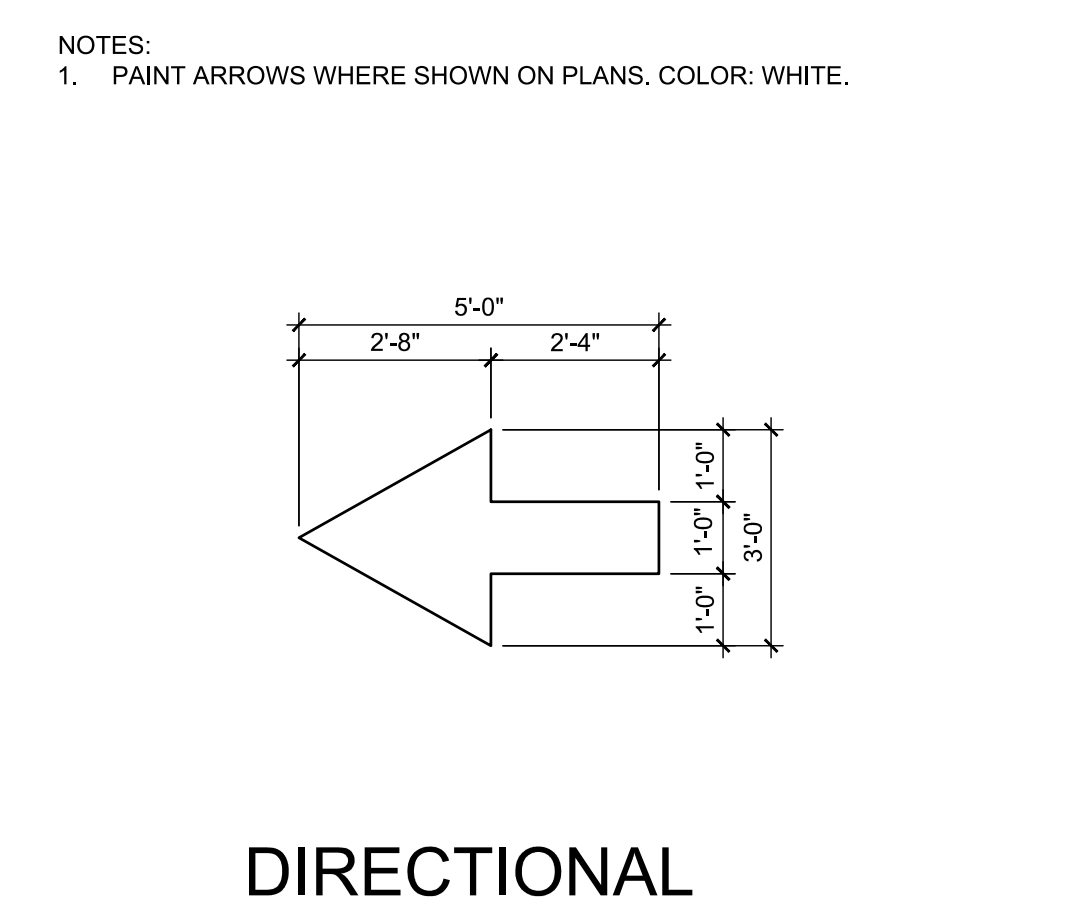
C3 PARKING BUMPER
1/2" = 1'-0"



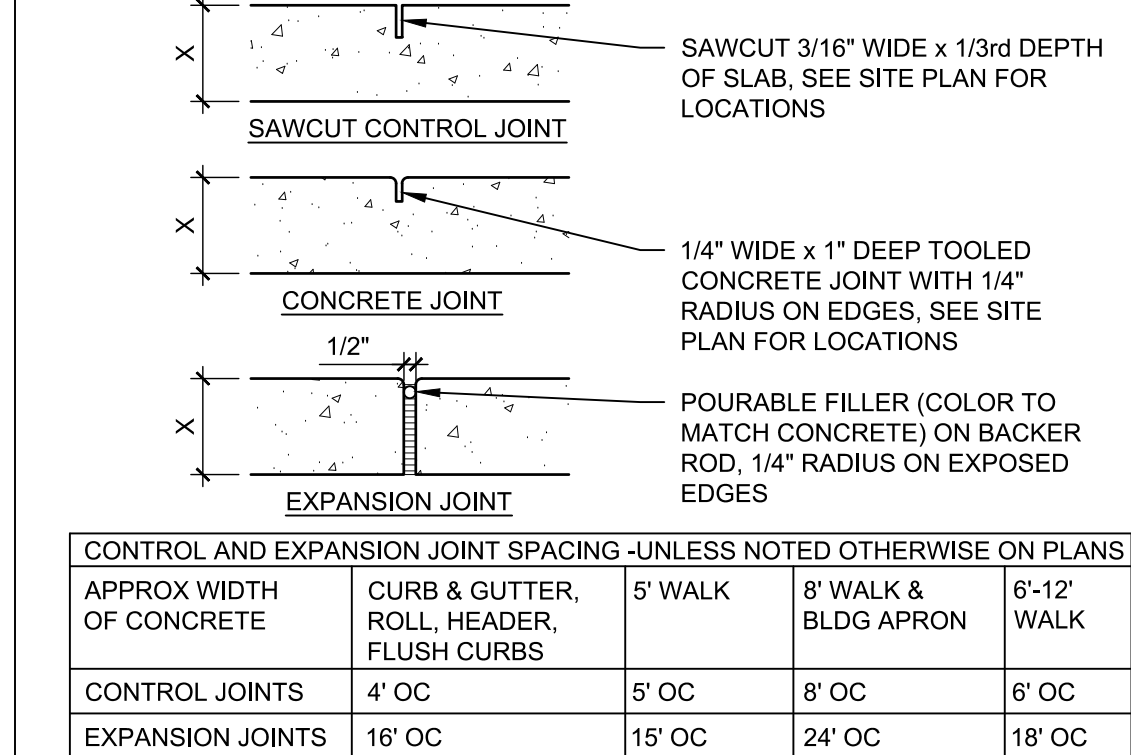
C4 DETECTABLE WARNING SURFACE
1" = 1'-0"



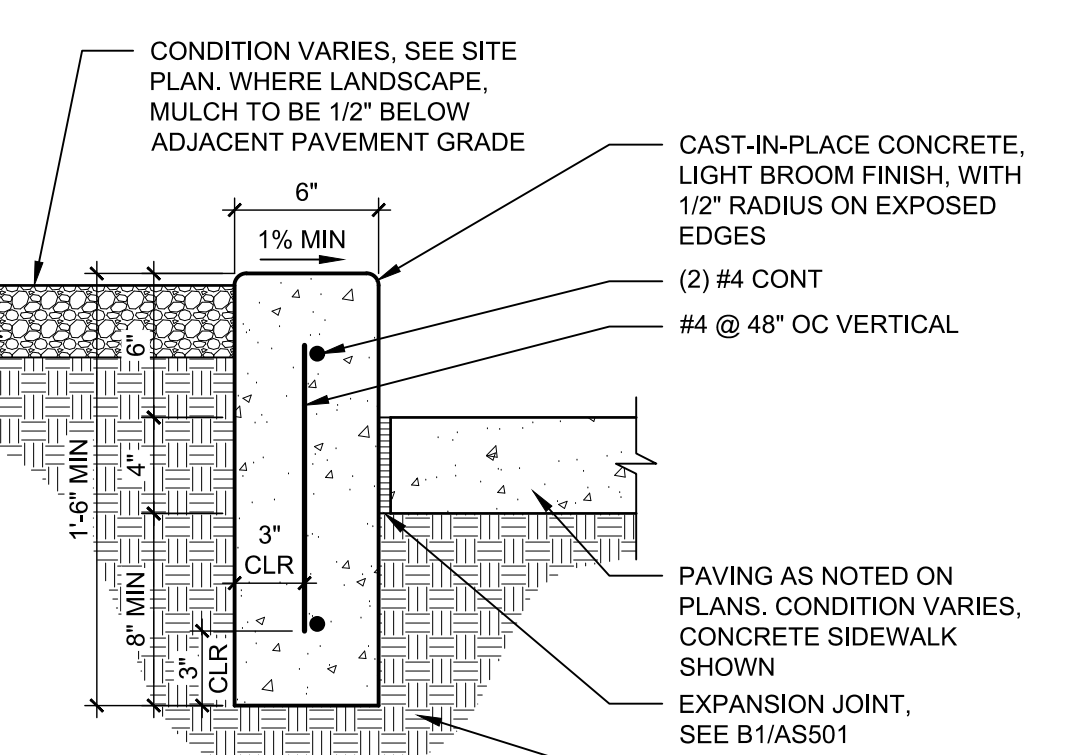
C5 STOP LINE PAVEMENT STRIPING
1/8" = 1'-0"



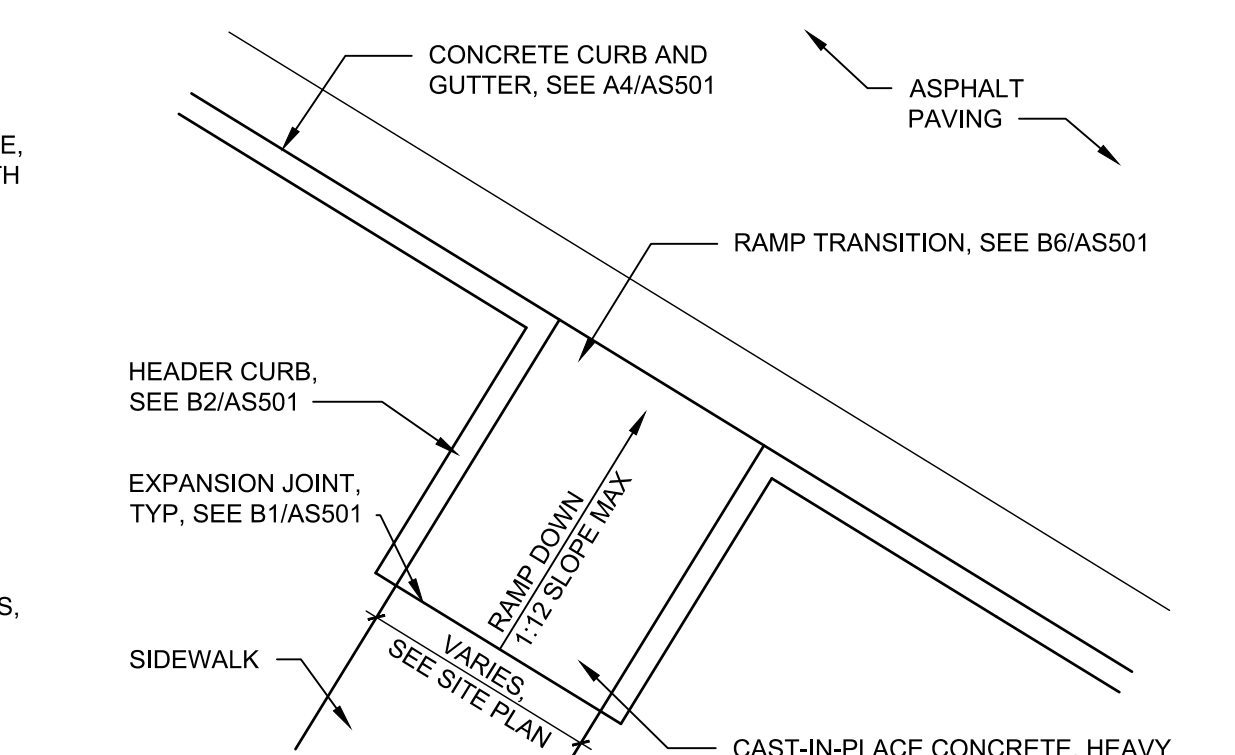
C6 RAMP TRANSITION
1 1/2" = 1'-0"



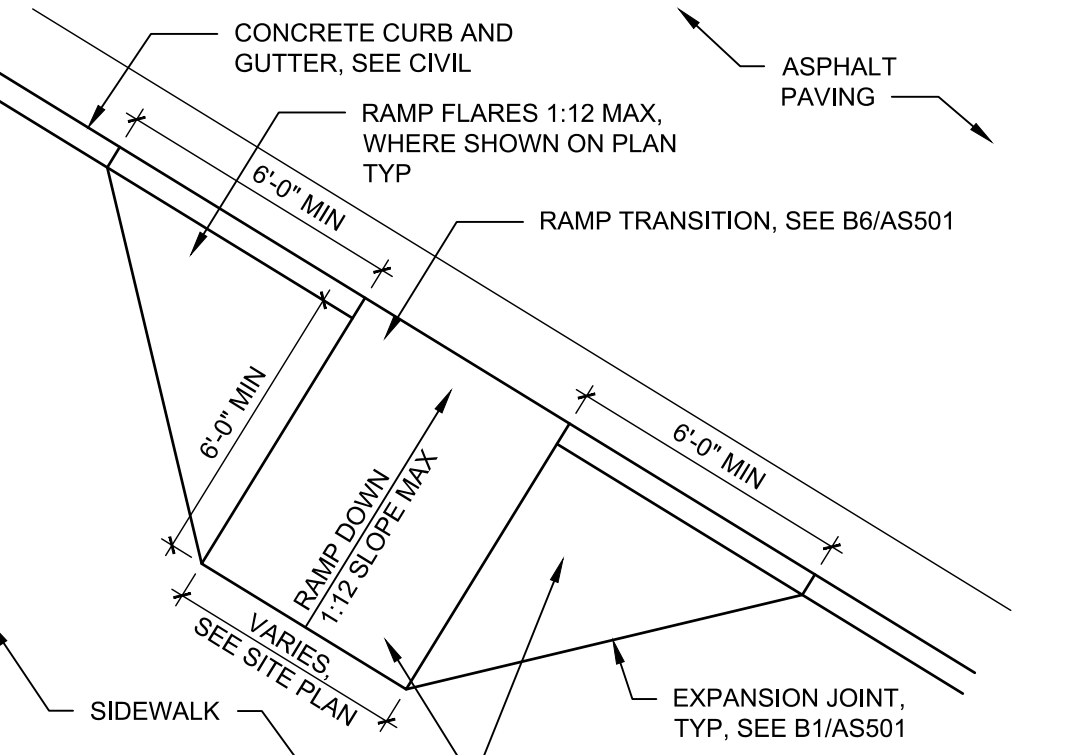
B1 CONCRETE JOINTS & JOINT SPACING
1 1/2" = 1'-0"



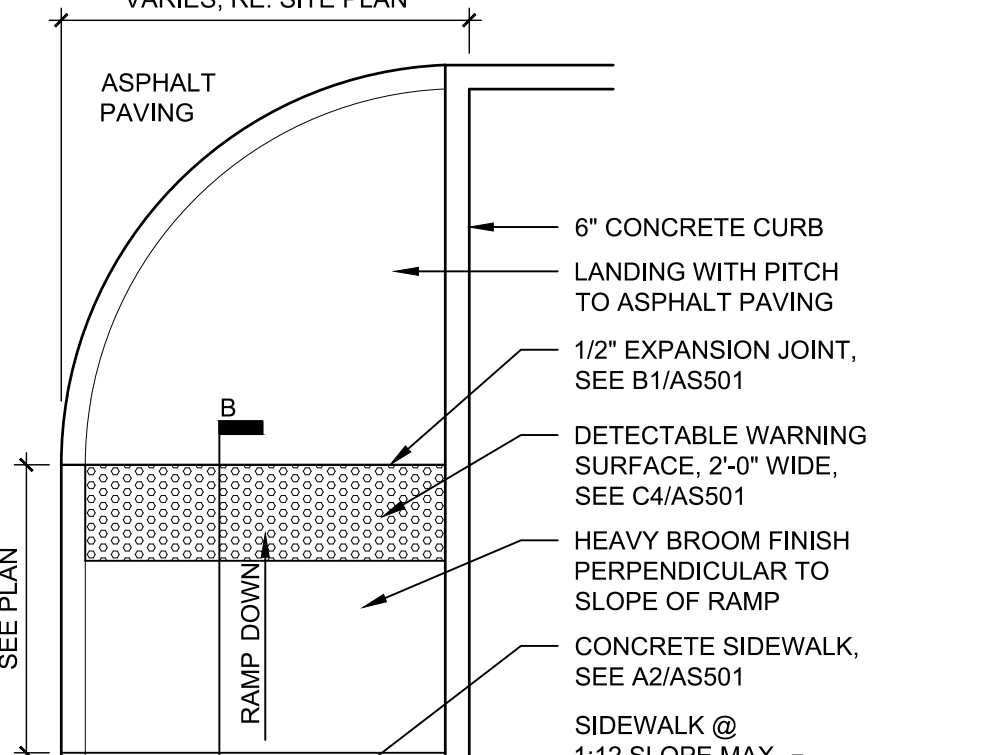
B2 CONCRETE HEADER CURB
1 1/2" = 1'-0"



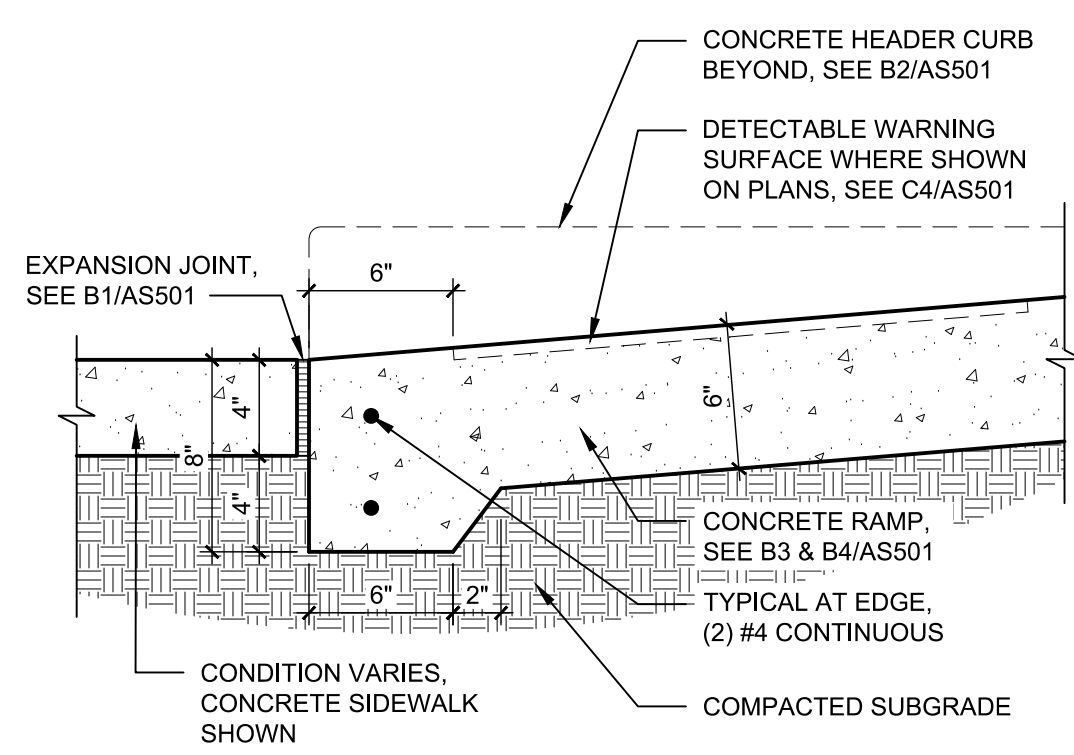
B3 ACCESSIBLE RAMP - A
1/4" = 1'-0"



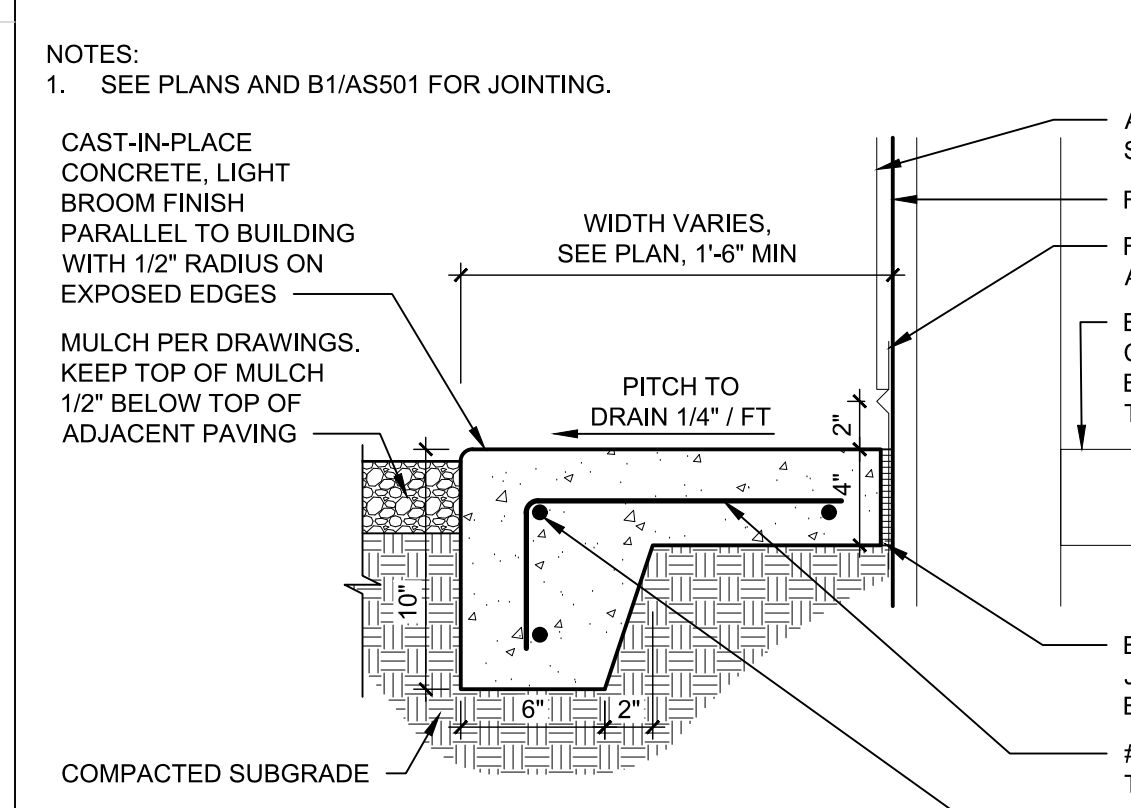
B4 ACCESSIBLE RAMP - B
1/4" = 1'-0"



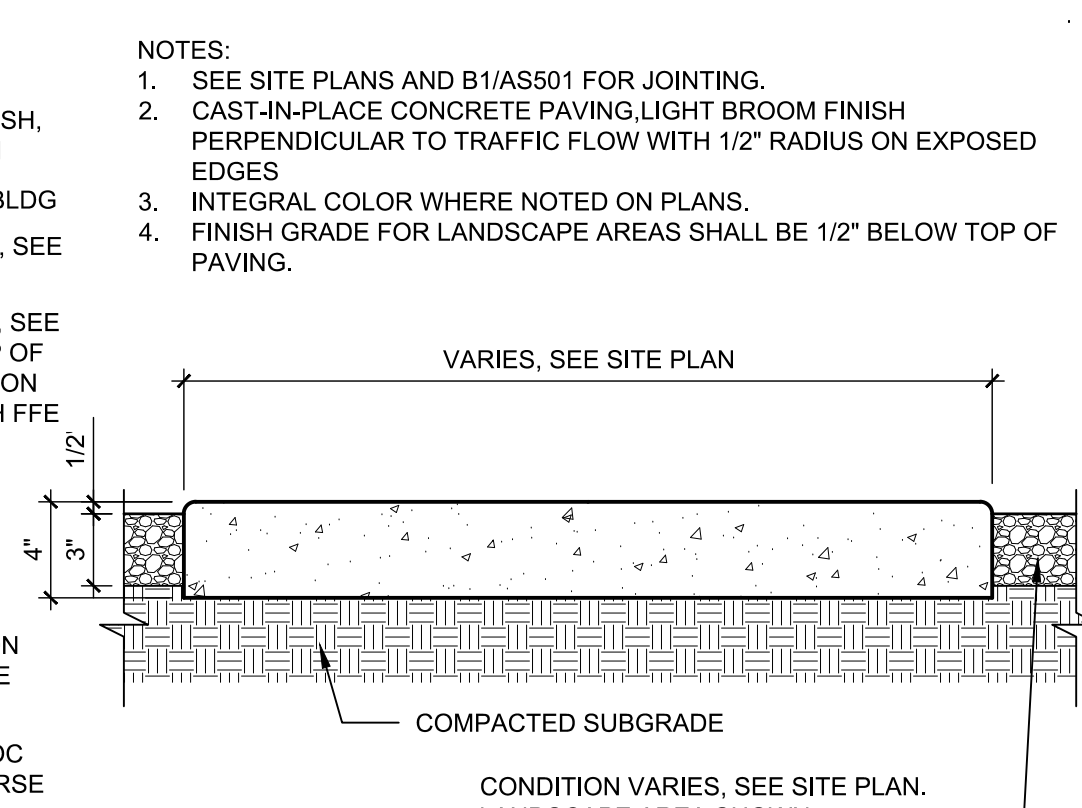
B5 ACCESSIBLE RAMP - C
1/4" = 1'-0"



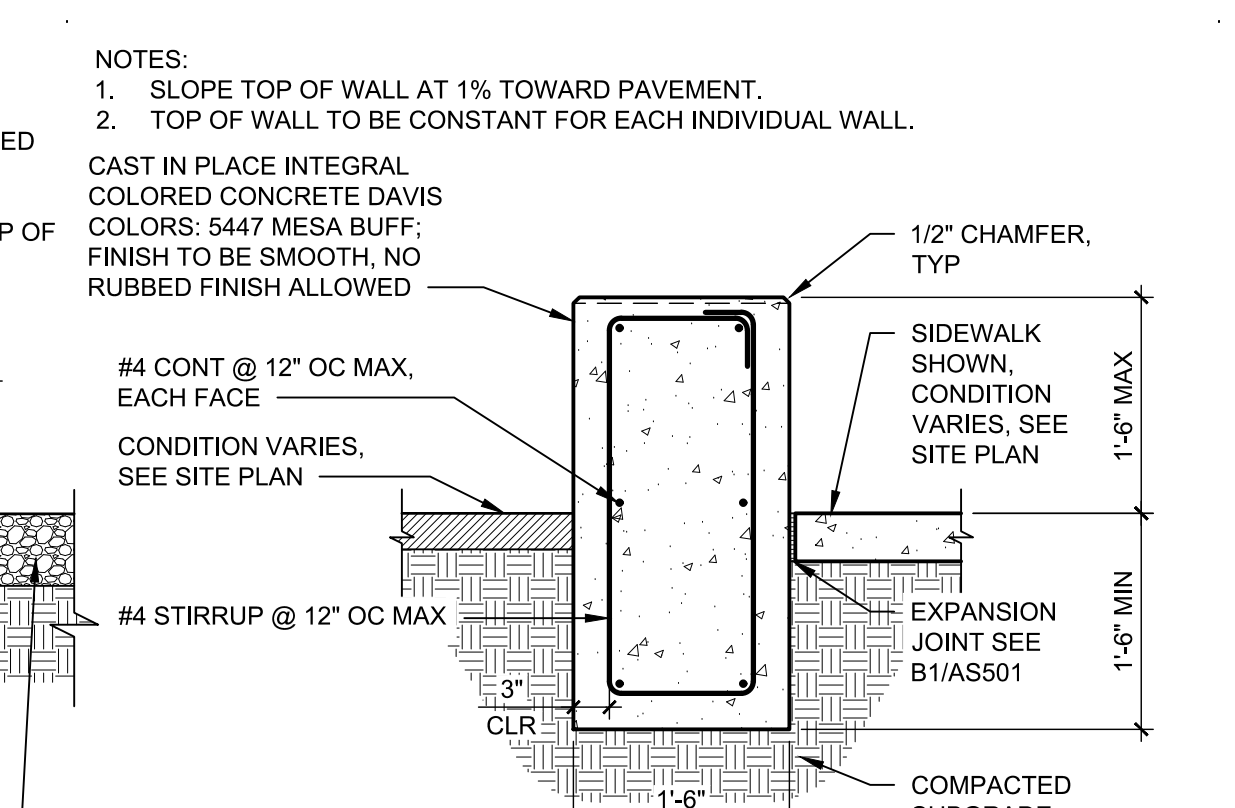
B6 RAMP TRANSITION
1 1/2" = 1'-0"



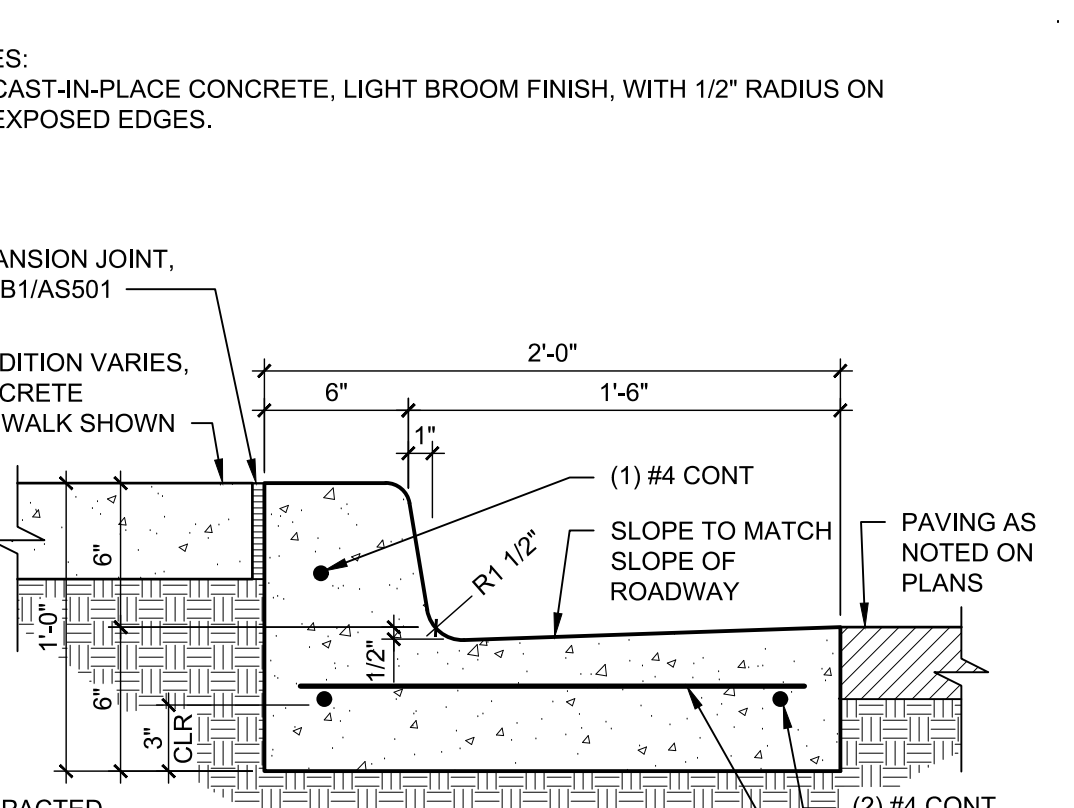
A1 CONCRETE BUILDING APRON
1 1/2" = 1'-0"



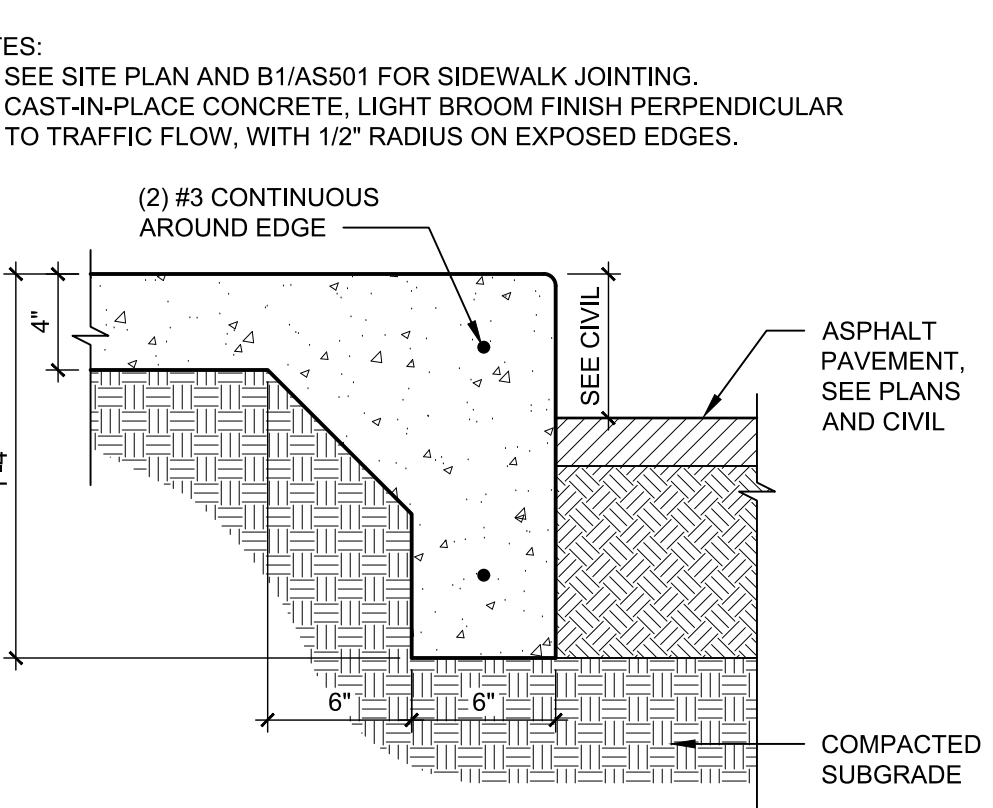
A2 CONCRETE SIDEWALK
1 1/2" = 1'-0"



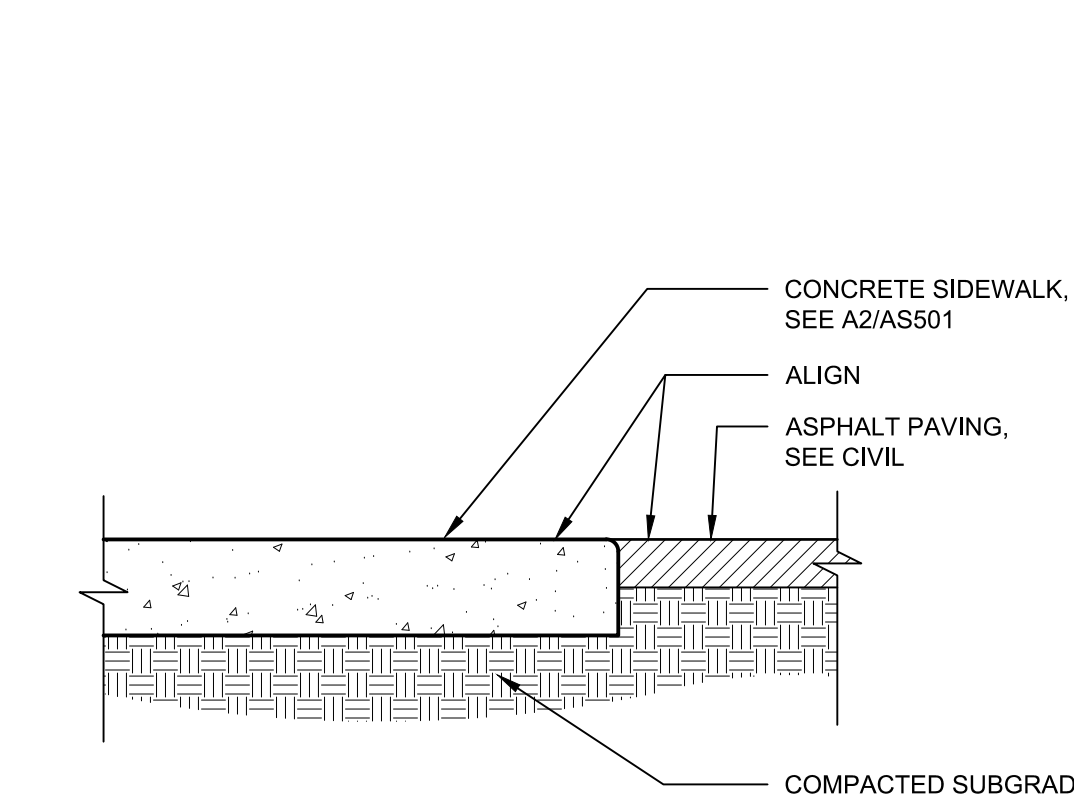
A3 CONCRETE SEATWALL
3/4" = 1'-0"



A4 CONCRETE CURB & GUTTER
1 1/2" = 1'-0"



A5 SIDEWALK WITH TURNDOWN EDGE
1 1/2" = 1'-0"



A6 FLUSH CONCRETE SIDEWALK
1 1/2" = 1'-0"

SEAL



PROJECT

FFCU OFFICE BUILDING DESIGN BUILD

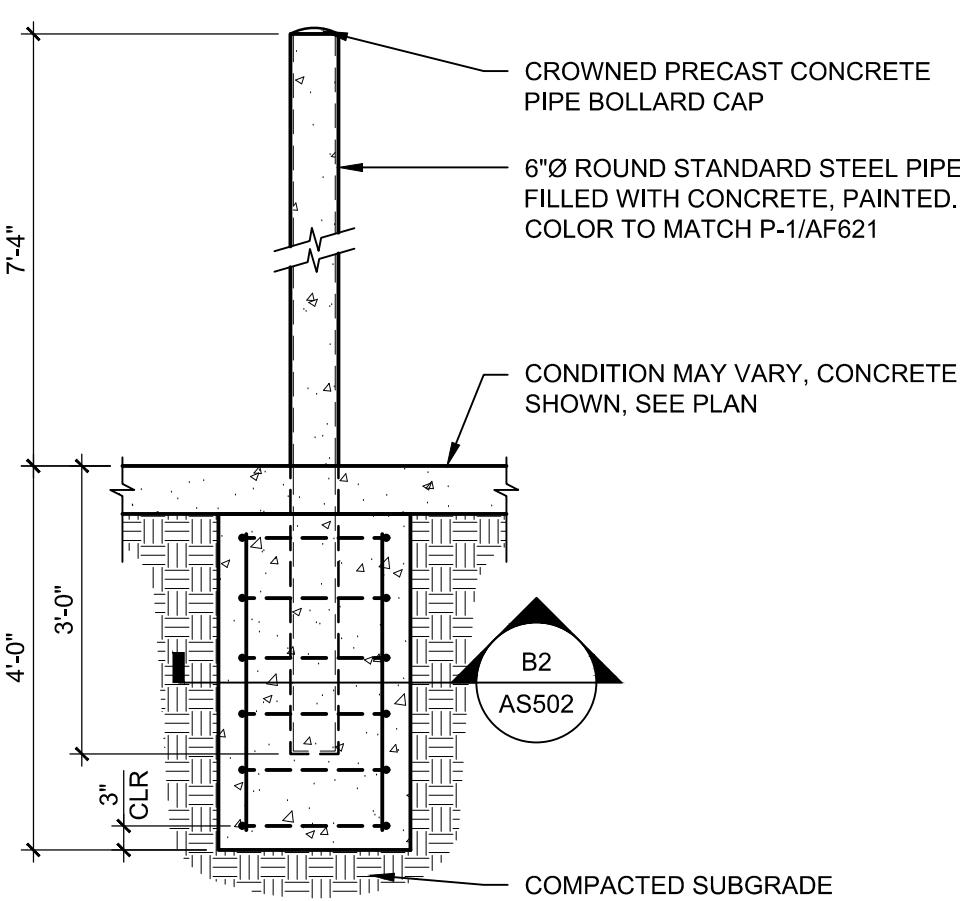
UNION WAY ROAD NE
ALBUQUERQUE, NM 87107

PERMIT SET

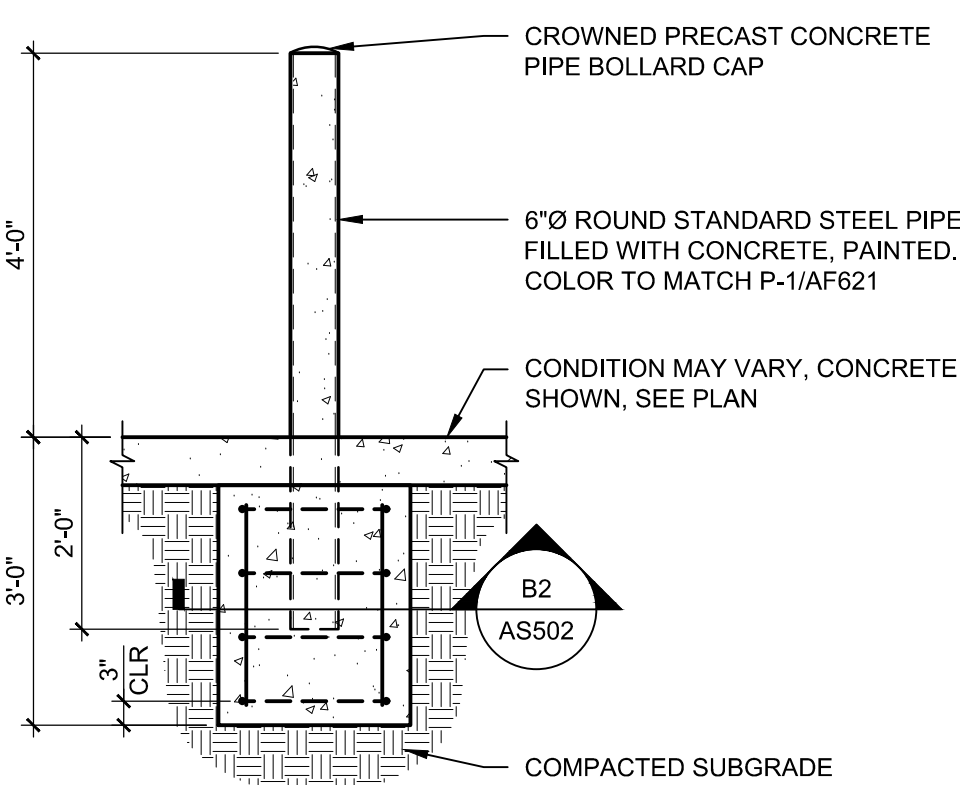
REVISIONS	
02/14/2020	CITY COMMENTS

DRAWN BY	TC
REVIEWED BY	MB
DATE	11.15.2019
PROJECT NO.	19.0029.001
DRAWING NAME	

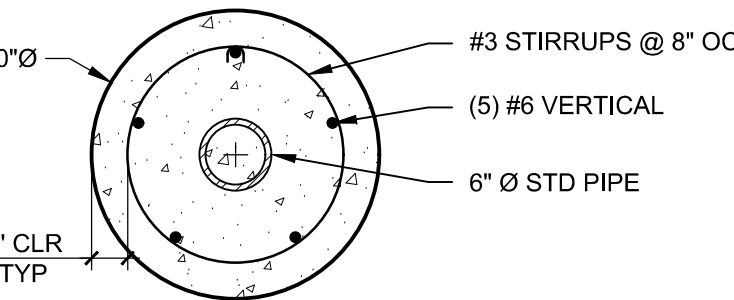
SITE DETAILS



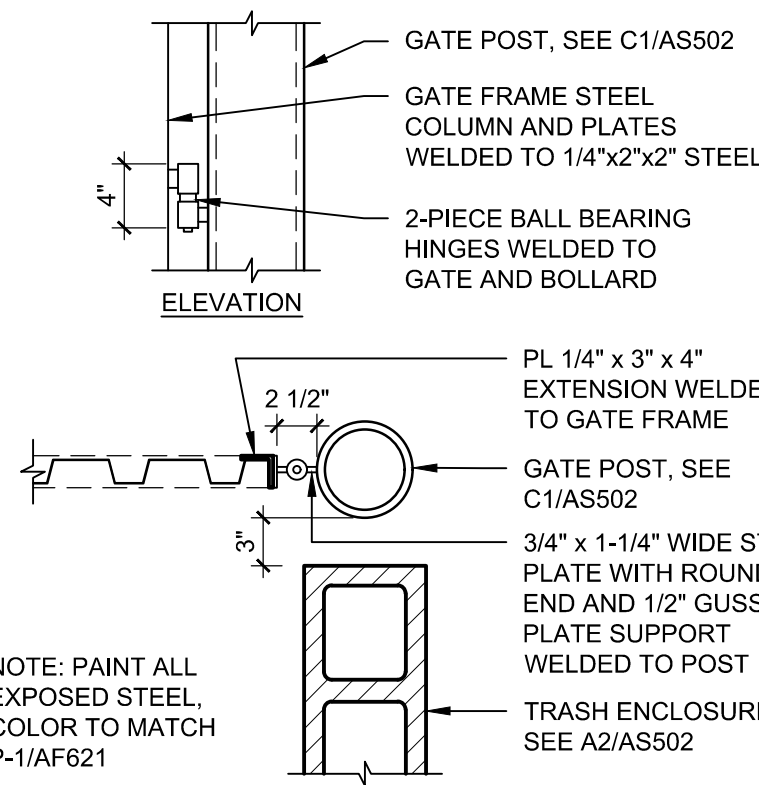
C1 GATE POST
1/2" = 1'-0"



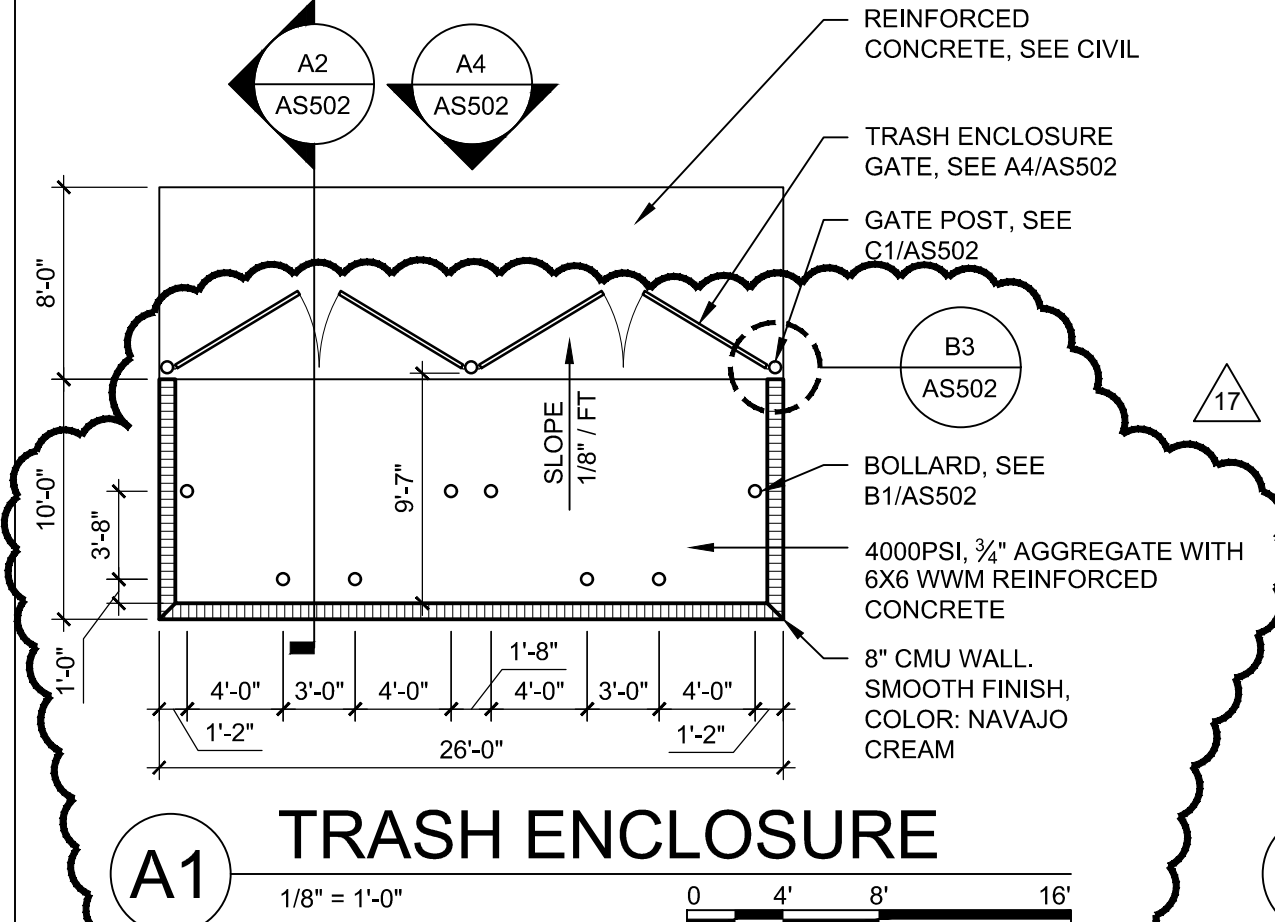
B1 PIPE BOLLARD
1/2" = 1'-0"



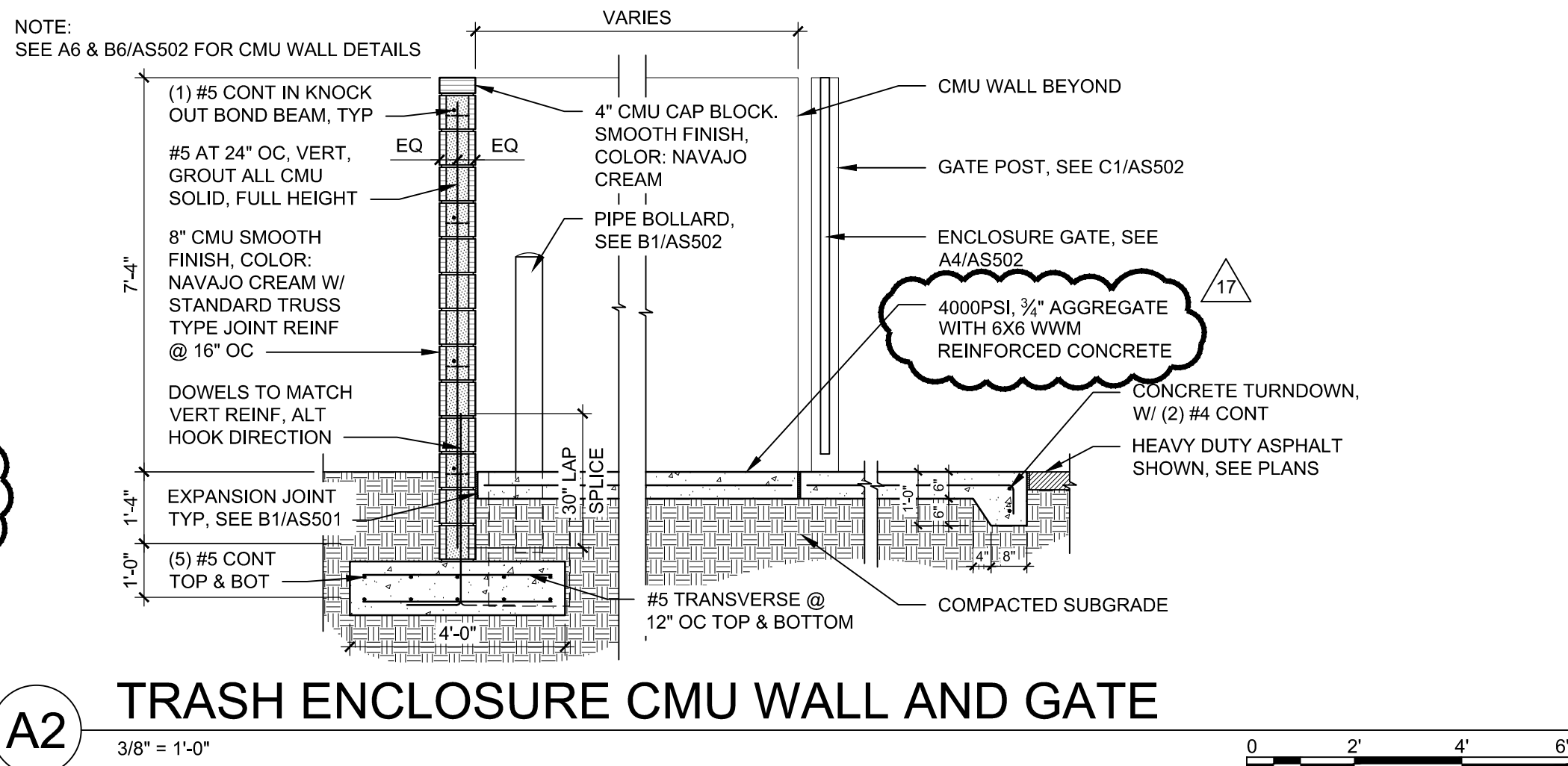
B2 PIPE BOLLARD/GATE
POST FOOTING SECTION
3/4" = 1'-0"



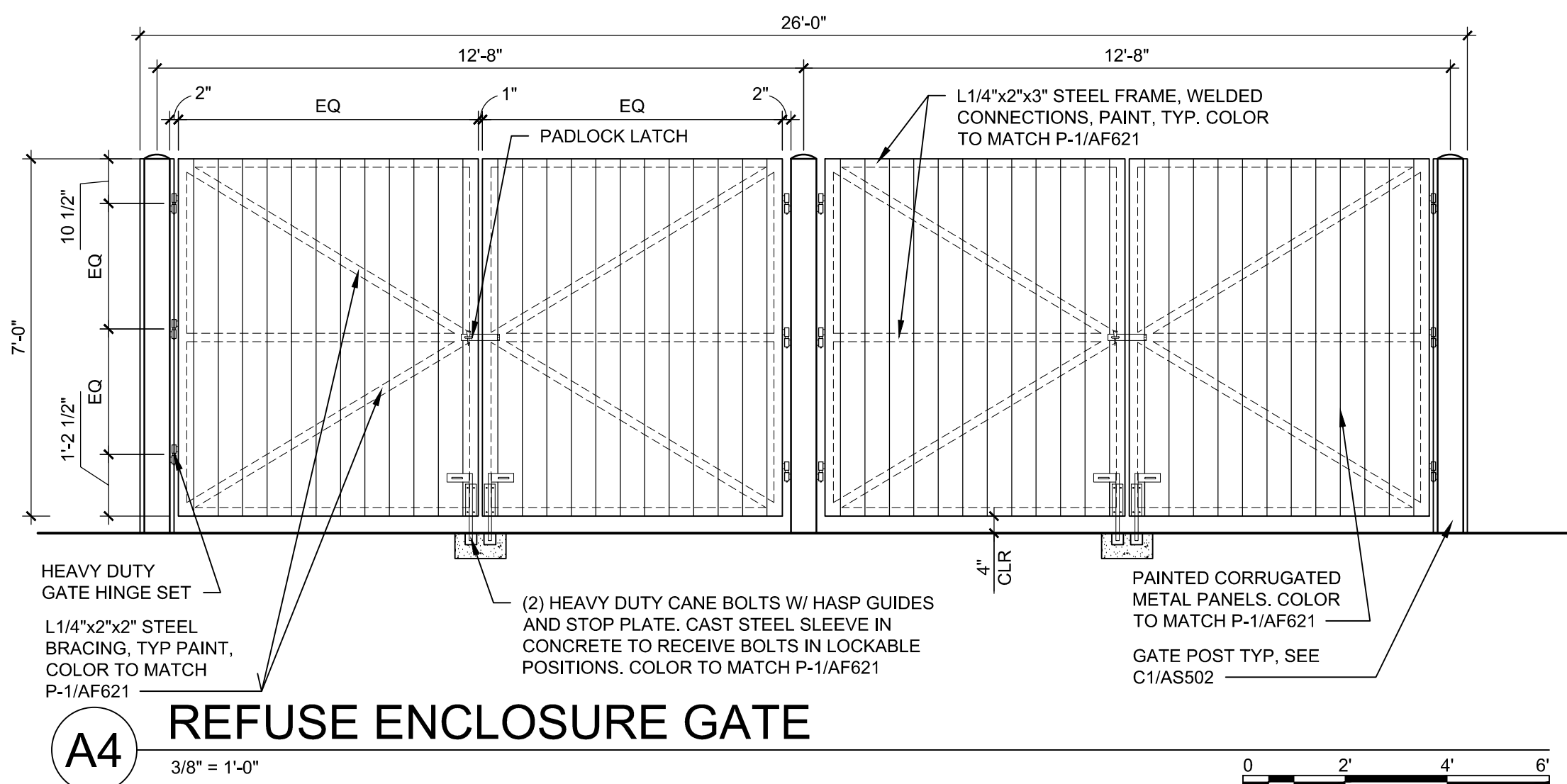
B3 GATE POST CONNECTION
@ TRASH ENCLOSURE
1" = 1'-0"



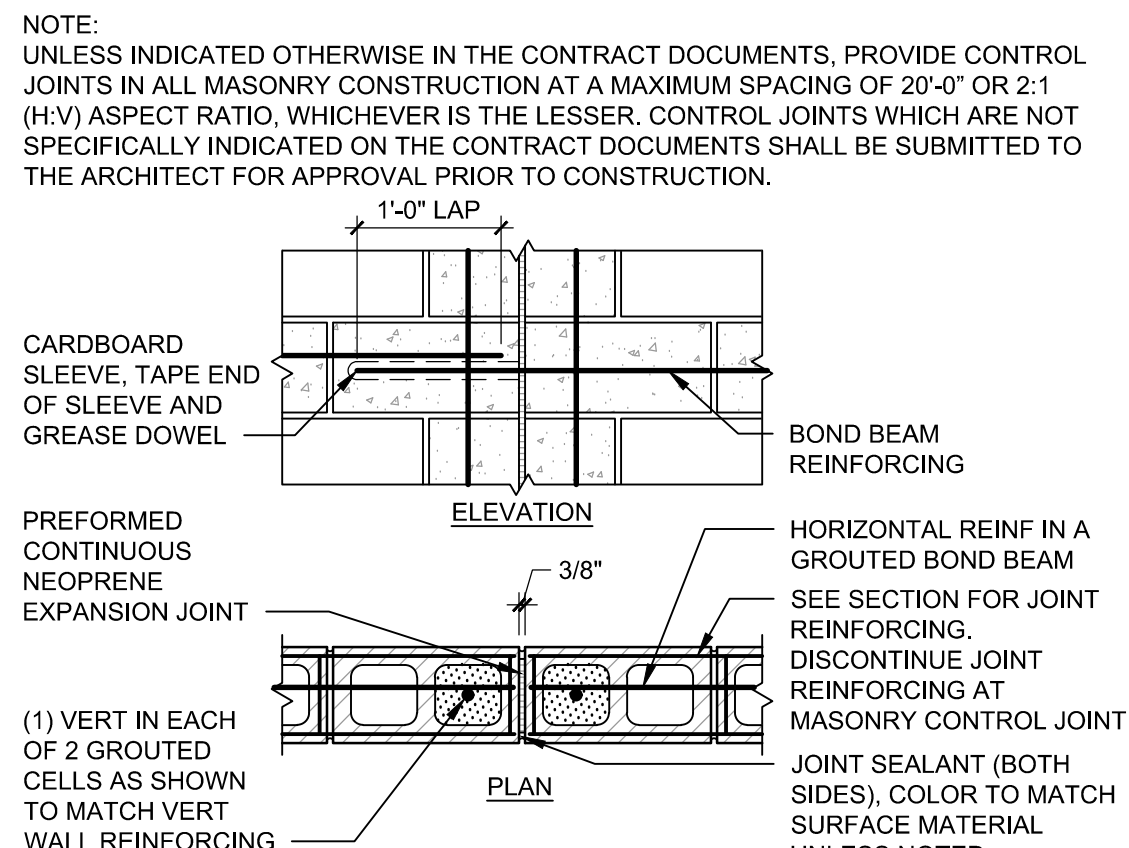
A1 TRASH ENCLOSURE
1/8" = 1'-0"



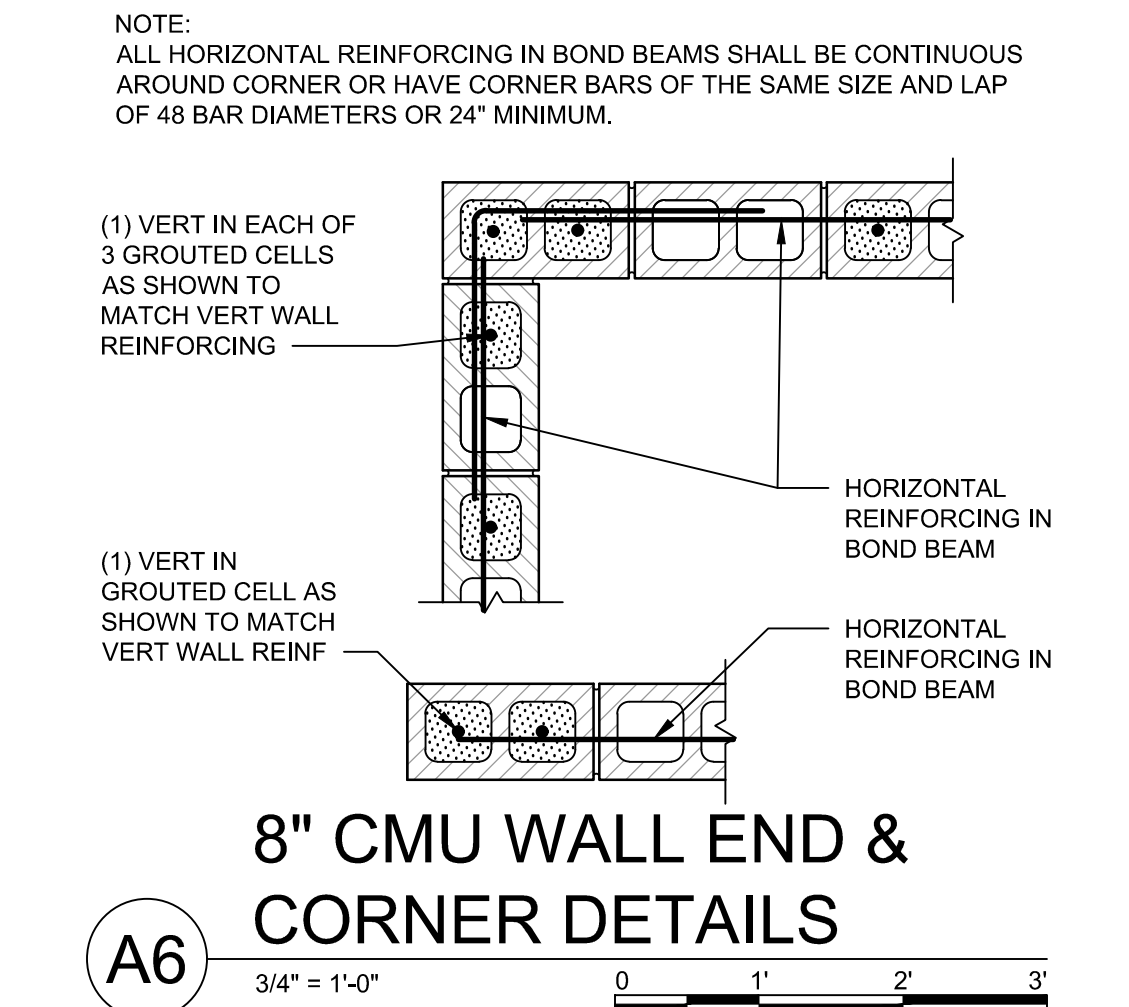
A2 TRASH ENCLOSURE CMU WALL AND GATE
3/8" = 1'-0"



A4 REFUSE ENCLOSURE GATE
3/8" = 1'-0"



B6 MASONRY CONTROL JOINT
3/4" = 1'-0"



A6 8" CMU WALL END &
CORNER DETAILS
3/4" = 1'-0"

December 29, 2020

DEKKER
PERICH
SABATINI

Traffic Engineer
City of Albuquerque
Public Works Department
Development & Building Services Division
600 2nd Street NW
Albuquerque, New Mexico 87102

**Re: Transportation Final Certificate of Occupancy
First Financial Credit Union
4910 Union Way, NE**

To Whom It May Concern:

I, Benjamin Gardner, NMRA no.4161 of the firm Dekker/Perich/Sabatini, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the approved plan dated February 28th, 2019. The record information edited onto the original design document has been obtained by Sean Crain of the firm Enterprise Builders Corporation. I further certify that I have personally visited the project site on December 23rd, 2020 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Final Certificate of Occupancy.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

If you have any questions, please feel free to contact myself or Matthew Archuleta at 761-9700, thank you.

Very truly yours,
Dekker/Perich/Sabatini Ltd.



Benjamin Gardner,
Principal

12/29/2020





City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: FFCU Office Building **Building Permit #:** BP-2019-45870 **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: TR 1A-2-A-3 PLAT OF TRS 1A-2-A-1, 1A-2-A-2 & 1A-2-A-3 RENAISSANCE CENTER
City Address: 4910 UNION WAY DR NE

Applicant: First Financial Credit Union **Contact:** Gavin Gillette
Address: 601 Tijeras Ave NW Albuquerque, NM 87102
Phone#: 505-462-1092 **Fax#:** n/a **E-mail:** Gavin.Gillette@ffnm.org

Other Contact: Dekker/ Perich/Sabatini **Contact:** Matthew Archuleta
Address: 7601 Jefferson Blvd. NE, Suite 100, Albuquerque, NM 87109
Phone#: 505-761-9700 **Fax#:** n/a **E-mail:** Matta@dpsdesign.org

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- ☐ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- ☐ ELEVATION CERTIFICATE
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____
- ☐ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- ☒ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☐ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING/ PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ FLOODPLAIN DEVELOPMENT PERMIT
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 01/04/2021 **By:** Matthew Archuleta, Dekker/ Perich/Sabatini

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____